



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ricky Ramos, Senior Planner *RR*  
**DATE:** August 12, 2014

**SUBJECT: TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010  
(BRIGHTWATER AND SANDOVER)**

**APPLICANT/  
PROPERTY**

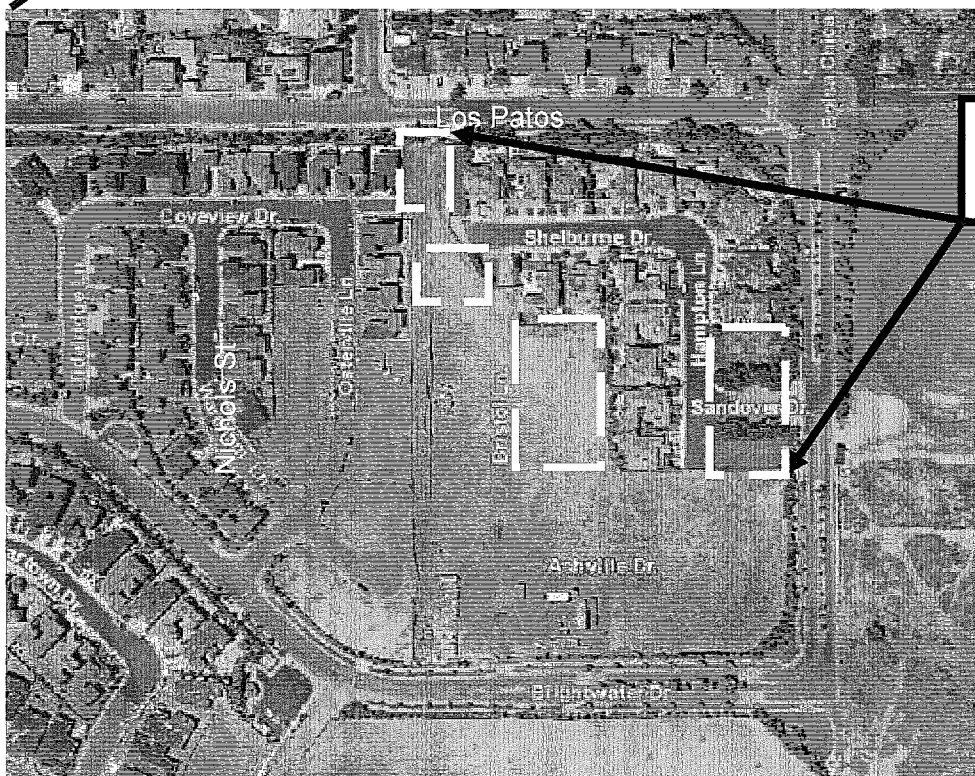
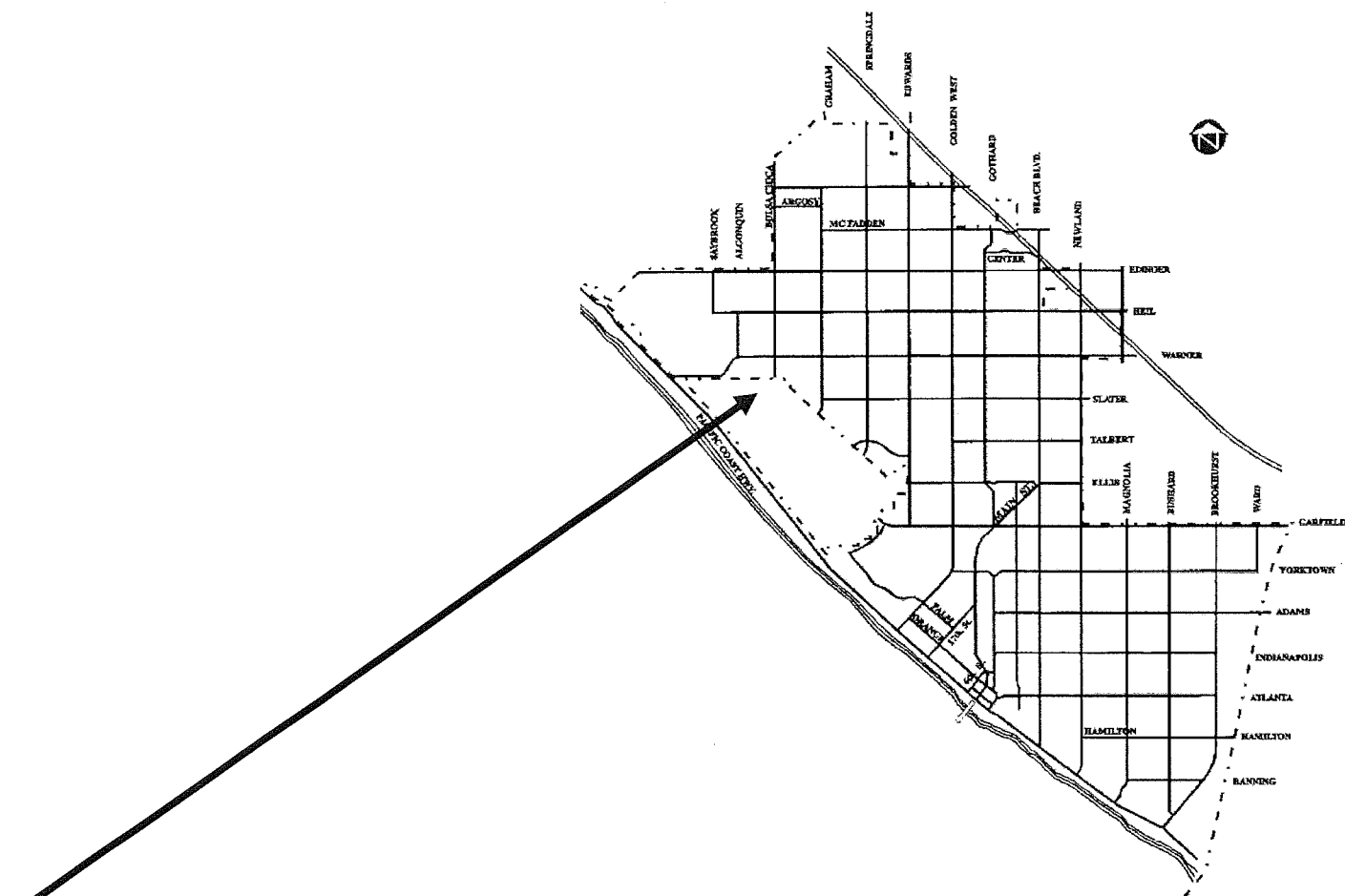
**OWNER:** Ed Mountford, Signal Landmark, 27285 Las Ramblas, Suite 210, Mission Viejo, CA 92691

**LOCATION:** Along Hampton Lane and Shelburne Drive in Sandover and along future Bristol Lane in Brightwater (south of Los Patos Avenue and west of Bolsa Chica Street), 92649.

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**STATEMENT OF ISSUE:**

- ♦ Tentative Tract Map No. 17662 request:
  - Subdivide  $\pm 3.17$  acres of land into seven residential lots for purposes of developing seven single family residences and eight lettered lots for streets, landscaping, and utility/fire access.
- ♦ Conditional Use Permit No. 14-010 request:
  - Permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 located at the terminus of Shelburne Drive.
- ♦ Staff's Recommendation: Approve Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010 with modifications based upon the following:
  - It is an extension of the existing development in the area and will allow the completion of the final phase of Brightwater and Sandover.
  - It is compatible with the area in terms of lot size, lot width, and tract layout.
  - The proposed retaining and above ground walls will be compatible with the existing walls in terms of design, colors, and materials and will be softened by landscaping.
  - It is consistent with the General Plan and zoning designations.



**PROJECT  
SITE**

### VICINITY MAP

Tentative Tract Map No. 17662/Conditional Use Permit No. 14-010

- ♦ Staff's Suggested Modifications: Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010:
  - Remove the angled lot line on the northeast corner of Lot 1 in Sandover, if feasible, to create a corner closer to 90 degrees.
  - Construct a planter in front of the retaining and above ground wall along the east lot line of lot 3 (along fire lane) to soften its appearance and provide a minimum 15 foot front setback for the above ground wall.

### **RECOMMENDATION:**

Motion to:

- A. "Approve Tentative Tract Map No. 17662 with suggested findings and conditions of approval (Attachment No. 1)."
- B. "Approve Conditional Use Permit No. 14-010 with suggested findings and conditions of approval (Attachment No. 1)."

### **ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Deny Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010 with findings for denial."
- B. "Continue Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010 and direct staff accordingly."

### **PROJECT PROPOSAL:**

Tentative Tract Map (TTM) No. 17662 – represents a request pursuant to Chapter 250 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) to subdivide  $\pm 3.17$  acres of land into seven residential lots for purposes of developing seven single family residences and eight lettered lots for streets, landscaping, and utility/fire access.

Conditional Use Permit (CUP) No. 14-010 – represents a request pursuant to Section 230.88(A.11) of the HBZSO to permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 located at the terminus of Shelburne Drive.

The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues such as window alignments, building pad height, and floor plan layout.

The project site includes a portion in Brightwater and in Sandover. The applicant has indicated that the request is necessary (Attachment No. 3) in order to develop the last four single family residences in Brightwater and the last three single family residences in Sandover. The project site is currently

comprised of several lettered lots. The proposed residential lots in Brightwater range from about 6,800 to 9,000 square feet and will be accessed from future Bristol Lane, which connects to Brightwater Drive to the south. Bristol Lane will have a fire emergency gate at its terminus with Shelburne Drive within the adjacent Sandover development. This configuration will provide emergency access while ensuring that Sandover remains as a gated community separate from Brightwater, which the Coastal Commission did not permit to be gated.

The proposed residential lots in Sandover range from just over 6,000 to about 7,000 square feet and will be accessed through the existing streets in the tract, which will be extended to serve the new proposed homes. One residential lot is located at the terminus of Shelburne Drive and the other two residential lots are located along Hampton Lane to the north and south of the gated entry. The southern five feet of proposed lot 2 located north of the existing gated entry along Bolsa Chica Street is presently developed with mature landscaping. In order to preserve the mature landscaping in its present location and still meet the required minimum lot size and width for lot 2, the applicant is proposing to record an easement over the southern five feet of lot 2 for purposes of keeping and maintaining the existing landscaping area.

The project site has already been rough graded and will require an export of about 3,500 cubic yards, which will be used for the grading associated with the remainder of the Brightwater project. The applicant will pay in lieu fees to satisfy the City's affordable housing requirements for the last four homes in Brightwater. The affordable housing requirement for the last three homes in Sandover was already met with the original Sandover development. The applicant has agreed with the school district to pay school fees for the last seven homes pursuant to the current mitigation agreement for Brightwater. The applicant will also pay the required park fees (Quimby) for all seven homes unless the park fees for the four Brightwater homes were already covered in the Annexation Agreement.

### **Background:**

Brightwater - The California Coastal Commission and County of Orange approved the Brightwater Residential Development consisting of 349 single family residences in 2005. This area was annexed in phases to the City of Huntington Beach from 2007 to 2008 subsequent to City Council approval of Negative Declaration No. 06-002/Zoning Text Amendment No. 06-001/Zoning Map Amendment No. 06-001/Annexation No. 06-001 in 2007 and the Local Agency Formation Commission's approval of the annexation. These entitlements not only annexed the area but also established its zoning and created the Brightwater Specific Plan. The four proposed lots in Brightwater are within the Brightwater Specific Plan approved by the City and are designated for residential development.

Prior to annexation the Brightwater project site used to straddle the boundary between the city and the county. Therefore, the project area includes a portion that has a City land use designation and a portion that does not. Because of this, the area could not be entitled until after it was annexed. Since the project site is partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the subject request.

While the City will not be issuing a coastal development permit, the applicant has submitted site plans, floor plans, and elevations for the four new single family residences which staff has reviewed for compliance with the General Plan, Brightwater Specific Plan, Zoning and Subdivision Ordinance, and all

other city requirements. The applicant is proposing to construct the same two-story residences that have been approved by the California Coastal Commission and the County for this portion of the Brightwater Specific Plan.

Sandover - The existing Sandover development, consisting of 16 two-story single family residences, was approved by the City in 1999. Portions of the project site within Sandover were annexed into the City of Huntington Beach with the annexation of Brightwater so that they can be combined with the undeveloped portion already in the city to create the last three residential lots in Sandover. Prior to the annexation, the Sandover portion of the project site also used to straddle the boundary between the city and the county and the area could not be entitled until after it was annexed.

Since the Sandover project site is also partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the project. While the City will not be issuing a coastal development permit, the applicant has submitted site plans, floor plans, and elevations for the three new two-story single family residences which staff has reviewed for compliance with the General Plan, Zoning and Subdivision Ordinance, and all other city requirements.

## **ISSUES:**

### **Subject Property and Surrounding Land Use, Zoning and General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	RL-7 (Residential Low Density – Max 7 du/ac); undesignated	RL-CZ (Residential Low Density – Coastal Zone Overlay), RA-CZ (Residential Agriculture – Coastal Zone Overlay), Brightwater Specific Plan (uncertified)	Vacant, streets, and landscaping
North of Subject Property (across Los Patos Ave.):	RL-7, RMH-25 (Residential Medium High Density – Max 25 du/ac)	RL, RMH (Residential Medium High Density)	Single and Multi-Family Residences
East of Subject Property (across Bolsa Chica St.):	OS-P (Open Space – Park)	RA-CZ	Vacant
South and West of Subject Property:	Undesignated	Brightwater Specific Plan (uncertified)	Single Family Residences, Vacant

### **General Plan Conformance:**

As discussed in the accompanying staff report on General Plan Amendment No. 13-003, the existing and proposed General Plan Land Use Map designations on the subject property are RL-7 in Sandover and RL-

7-sp in Brightwater. The proposed project is consistent with these designations and the goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Objective LU 1.1 - Provide for the timing of residential, commercial, and industrial development coincident with the availability of adequate market demand to ensure economic vitality.

Goal LU 4 - Achieve and maintain high quality architecture, landscape, and public open spaces in the City.

Objective LU 4.1 - Promote the development of residential, commercial, industrial, and public buildings and sites that convey a high quality visual image and character.

Policy LU 7.1.1 - Accommodate existing uses and new development in accordance with the Land Use and Density Schedules (Table LU-2a and 2b).

Objective LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

Objective LU 9.1 - Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.1.1 - Accommodate the development of single- and multi-family residential units in areas designated by the Land Use Plan Map, as stipulated by the Land Use and Density Schedules (Policy LU 7.1.1).

Policy LU 9.2.1 - Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures, including the: a. maintenance of the predominant or median existing front yard setbacks; b. use of building heights, grade elevations, orientation, and bulk that are compatible with the surrounding development; c. use of complimentary building materials, colors, and forms, while allowing flexibility for unique design solutions; and d. maintenance of privacy on abutting residences.

B. Coastal Element

Policy C 1.1.1 - With the exception of hazardous industrial development, new development shall be encouraged to be located within, contiguous or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. (I-C 1, I-C 2)

Policy C 1.1.5 - New residential development should be sited and designed in such a manner that it maintains and enhances public access to the coast.

Policy C 1.2.1 - Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.

Policy C 4.2.2 - Require that the massing, height, and orientation of new development be designed to protect public coastal views.

Policy C 9.1.1 - Approve and implement development in accordance with the Coastal Element Land Use Plan.

C. Housing Element

Policy 2.1 – Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 3.1 – Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

The proposed development will offer upscale residences that are compatible with existing residential development in terms of architecture, setbacks, height, bulk, grade elevations, colors, and building materials. The project is required to comply with the City's Residential Infill Ordinance which addresses privacy. It is located contiguous to existing developed areas and will not adversely impact public coastal access or views.

**Zoning Compliance:**

The Brightwater portion of the TTM is located within the Brightwater Specific Plan and complies with the requirements of the zone including minimum lot size, lot width, and street section. Upon approval of the accompanying Zoning Map Amendment No. 13-003, the Sandover portion of the TTM will be located in the RL-CZ zone and comply with the requirements of that zone including minimum lot size and width. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

**Urban Design Guidelines Conformance:**

The proposed project is in substantial conformance with the Urban Design Guidelines, Chapter Two (Single Family Residential). The proposed homes are the same as those that have been built in Brightwater and Sandover. They incorporate architecture, variations in building form, colors, and materials that are consistent with the existing development. It will maintain and extend the existing perimeter landscaping and walls to maintain a cohesive design.

**Environmental Status:** The development of these last seven single family residences in Brightwater and Sandover was analyzed in EIR No. 551 approved by the County of Orange for Brightwater.

**Coastal Status:** Since the project site is partially in the uncertified portion of the Local Coastal Program, the applicant will be submitting a consolidated coastal development permit application to the California Coastal Commission for the proposed development after final City action on the project.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:**

The Subdivision Committee reviewed the TTM on July 29, 2014 and unanimously recommended approval to the Planning Commission as recommended by staff. The Committee discussed archaeological resources, the approval process at the Coastal Commission, the maintenance of the five feet of existing common landscaping on lot 2, fire access, and construction phasing. The original Sandover tract included mitigation measures requiring a survey report and monitoring by an archaeologist during grading. Because no resources were uncovered during the prior grading of Sandover and since the three new lots will only involve grading of previously disturbed soil, no further conditions regarding archaeological resources is recommended for Sandover. Brightwater is subject to mitigation measures regarding archaeological resources as provided in EIR 551 approved by the County of Orange.

Staff noted that pursuant to discussion with Coastal Commission staff, the applicant will apply for a consolidated coastal development permit at the Coastal Commission for the proposed development. The existing Sandover CC&Rs provides for the maintenance of the five feet of existing common landscaping on lot 2. Fire staff explained that the code requirements that have been identified will provide the required fire access. Lastly, the applicant indicated that they will continue to build the project in phases as they currently do now.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Fire, Community Services and the Building and Safety Division do not have any recommended conditions of approval. However, they have identified code requirements which have been provided to the applicant.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on July 31, 2014 and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), Coastal Commission staff, applicant, and interested parties. As of August 5, 2014, no communication supporting or opposing the request has been received.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

July 18, 2014

**MANDATORY PROCESSING DATE(S):**

Not applicable due to the accompanying legislative requests.



## **ANALYSIS:**

The following is an analysis of the land use compatibility, tract layout/development plan, compliance with the Residential Infill Lot Ordinance, and aesthetics of the proposed retaining and above ground wall.

### **Land Use Compatibility**

The subject site is located in a residential area. In addition to the single family residential development in Brightwater and Sandover, there are other existing single family and multi-family residences north of Los Patos Avenue. Across Bolsa Chica Street to the east is vacant land. The proposed project represents the final phase of single family residential development that will complete both Brightwater and Sandover. It is an extension of the existing residential development and is compatible with the area. It conforms to the General Plan and zoning designations that exist or are proposed in the accompanying General Plan and Zoning Map Amendment request in terms of permitted uses, density, lot size, and lot width, among others.

### **Tract Layout/Development Plan**

The layout of both Brightwater and Sandover has already been set based on prior approvals granted for both the existing and to-be-constructed portions. The proposed tract map is designed to fit into the existing layout of both developments.

The four lots proposed in Brightwater will be accessed through future Bristol Lane which connects to Brightwater Drive to the south. Bristol Lane will be 36 feet wide curb to curb with six foot wide sidewalks on each side consistent with the Specific Plan. The County and Coastal Commission have already approved Bristol Lane and the other homes on that street just south of the four lots proposed with the current application. The four lots will simply continue the approved pattern of development to finish the last phase of Brightwater. The four proposed single family dwellings are subject to approval by the Coastal Commission and are the same plans that have been previously approved for this portion of Brightwater.

In Sandover, primary access will remain as it exists through the gated access off Bolsa Chica Street. The existing private streets that serve Sandover will remain at 40 feet wide curb to curb with sidewalks on each side and will be extended to serve the three new proposed residential lots. Sandover will continue to be a separate development from Brightwater, which is not gated. The three proposed single family dwellings, which are subject to separate approval by the Coastal Commission, are compatible with the existing homes in the area. The Sandover Homeowners Association has reviewed and approved the three proposed lots and the single family dwellings.

### **Residential Infill**

The proposed project has been reviewed for compliance with the Residential Infill Lot Ordinance, which is intended to minimize impacts on contiguous developed single family residences. Infill development site plans and building design shall be harmonious and compatible with the surrounding neighborhood. The proposed project is compatible with the area in terms of lot size, lot frontage, building layout and design, product type, grade and building height. The pad elevations of the three proposed lots in

Sandover are comparable with pad elevations of the existing surrounding homes. The pad elevations of the four proposed lots in Brightwater are lower than the existing surrounding homes. The heights of the proposed homes are in keeping with the character of the neighborhood. Of the seven homes, only three (lots 2, 3, and 5) have side yards that abut existing homes. The windows proposed along those side yards must be located so that they do not overlap with the windows on the existing homes to the extent feasible. The information on the window locations of the existing homes is incomplete and will be reviewed at building permit plan check.

### Walls

The proposed max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 located at the terminus of Shelburne Drive in Sandover is a result of the existing grade differential between lot 3 and the surrounding improvements. It will match the design, colors, and materials of the existing Sandover walls. A 20 foot perimeter landscape planter with sidewalk is provided along Los Patos and a condition is recommended to require a planter area in front of the wall on the east lot line next to the fire lane to soften the appearance of the walls. To make it more compatible with the area, the 6 foot high wall above the retaining wall is conditioned to meet the minimum 15 foot front setback.

### SUMMARY:

- ♦ Staff's Recommendation: Approve Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010 with modifications based upon the following:
  - It is an extension of the existing development in the area and will allow the completion of the final phase of Brightwater and Sandover.
  - It is compatible with the area in terms of lot size, lot width, and tract layout.
  - The proposed retaining and above ground walls will be compatible with the existing walls in terms of design, colors, and materials and will be softened by landscaping.
  - It is consistent with the General Plan and zoning designations.

### ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for TTM 17662 and CUP 14-010
2. Tentative Tract Map No. 17662, Grading Plan, Plot Plan (Ultimate Condition) dated June 19, 2014
3. Project Narrative dated June 19, 2014
4. Code Requirements Letter dated July 31, 2014 for informational purposes only.
5. Floor plans and elevations dated March 17, 2014 for informational purposes only.

SH:MBB:RR:kdc

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **TENTATIVE TRACT MAP NO. 17662/ CONDITIONAL USE PERMIT NO. 14-010**

#### **SUGGESTED FINDINGS FOR CEQA:**

The Planning Commission finds that the project was analyzed in EIR No. 551 approved by the County of Orange for Brightwater.

#### **SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 17662 :**

1. Tentative Tract Map No. 17662 to subdivide  $\pm 3.17$  acres of land into seven residential lots for purposes of developing seven single family residences and eight lettered lots for streets, landscaping, and utility/fire access is consistent with the General Plan Land Use Element designations of RL-7-sp (Residential Low Density – Max 7 du/ac – Specific Plan Overlay) and RL-7 on the subject property, and any applicable specific plan, or other applicable provisions of this Code.
2. The site is physically suitable for the type and density of development. The project site is surrounded by property that is developed with or approved for the construction of single family residences. The proposed project is an extension of the surrounding development type and density and represents the last phase of the Brightwater and Sandover residential developments.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project was anticipated and analyzed in the EIR for Brightwater that was approved by the County. It is an infill development on property that has been previously graded and is surrounded by similar single family residential development that is either existing or approved for construction.
4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The project will provide all necessary easements to maintain needed access or use of the property.

#### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 14-010:**

1. Conditional Use Permit No. 14-010 to permit a max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 located at the terminus of Shelburne Drive in Sandover will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The retaining walls are a result of the existing grade differential between lot 3 and the surrounding improvements to the north, east, and west. The proposed walls will match the design, colors, and materials of the existing Sandover walls. A 20 foot perimeter landscape

planter with sidewalk is provided along Los Patos and a condition is recommended to require a planter area in front of the wall on the east lot line next to the fire lane to soften the appearance of the walls.

2. The conditional use permit will be compatible with surrounding uses because the walls are needed to address the existing grade differential between lot 3 and the existing improvements surrounding it. As conditioned, landscaping will be provided in front of the walls to soften its appearance.
3. The proposed max 3.5 foot high retaining wall topped with a max 6 foot high block wall along the north (along Los Patos) and east (along fire lane) lot lines of lot 3 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance which allows block walls to exceed the maximum permitted height subject to approval of a conditional use permit.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of RL-7-sp and RL-7 on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - a. Goal LU 4 - Achieve and maintain high quality architecture, landscape, and public open spaces in the City.
  - b. Objective LU 4.1 - Promote the development of residential, commercial, industrial, and public buildings and sites that convey a high quality visual image and character.

The proposed retaining wall and above ground wall will match the existing walls in the development in terms of design, colors, and materials. As proposed and modified by conditions, landscape planters will be provided to soften the appearance of the wall to make it compatible with the area.

#### **SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT MAP NO. 17662 :**

1. The Tentative Tract Map No. 17662 received and dated June 19, 2014 shall be the approved layout with the following modifications to the approval of Planning staff:
  - a. Lot 1 in Sandover shall be modified on the final map to remove the angled lot line on the northeast corner, if feasible, to create a corner closer to 90 degrees.
  - b. Lot E shall be re-labeled on the final map as Utility/Fire Access instead of Open Space.
2. The final map for Tentative Tract Map No. 17662 shall not be approved by the City Council until:
  - a. General Plan Amendment No. 13-003, Zoning Map Amendment No. 13-003, and Local Coastal Program Amendment No. 14-001 are approved and in effect.
  - b. The California Coastal Commission has approved a consolidated coastal development permit for the development.

3. Tentative Tract Map No. 17662 shall become null and void unless exercised within two years of the date of final Coastal Development Permit and Local Coastal Program Amendment No. 14-001 approval by the Coastal Commission or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.
4. Incorporation of sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
5. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a) Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b) Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c) Truck idling shall be prohibited for periods longer than 10 minutes.
  - d) Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e) Discontinue operation during second stage smog alerts.
  - f) Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 14-010:**

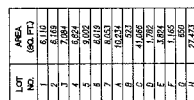
1. The grading concept plan which shows the location of the proposed project walls received and dated June 19, 2014 shall be the conceptually approved design with the following modifications:
  - a. The 6 ft. tall wall on top of the 3.5 ft. tall retaining wall on the east lot line of lot 3 next to the fire access lane shall meet the minimum 15 ft. front setback.

- b. A planter shall be constructed in front of the max. 3.5 foot high retaining wall topped with a max. 6 foot high block wall along the east lot line of lot 3 (along fire lane) to soften the appearance of the wall to the approval of Planning staff. The planter shall have the greatest depth possible without encroaching into the existing 20.5 foot wide fire access lane.
2. Incorporating sustainable or “green” building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green’s Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).
3. Prior to submittal for building permits, plans revised pursuant to Condition of Approval 1 and Code Requirements shall be submitted to the Planning Division for review, approval, and inclusion in the entitlement file.
4. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission’s action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
5. Conditional Use Permit No. 14-010 shall become null and void unless exercised within two years of the date of final Coastal Development Permit approval by the Coastal Commission or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Division a minimum 30 days prior to the expiration date.

#### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney’s fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

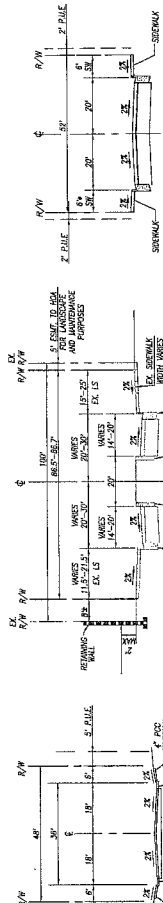
## LOS PATOS AVENUE (PUBLIC)



PROPOSED TRACT BOUNDARY

LOT SUMMARY		
LOT NO.:	DESCRIPTION	ACRES
1-7	SINGLE FAMILY RESIDENTIAL	1.18
A, C, H	STREETS	1.61
	(PARTIALLY MAINTAINED)	
B, D, F, G	LANDSCAPE AREA	0.06
E	OPEN SPACE	0.59
		2.44

VICINITY MAP



BRISTOL LN  
TYPICAL CROSS SECTION  
(PRIVATE STREET)

N.T.S.

SANDOVER DR  
TYPICAL CROSS SECTION  
(PRIVATE STREET)

N.T.S.

HAMPTON LN / SHELburne DR  
TYPICAL CROSS SECTION  
(PRIVATE STREET)

---

M.T.S.

## NOTES

1. EXISTING LAND USE (UNDEVELOPED LAND).
2. APPROVED LAND USE (UNDEVELOPED RESIDENTIAL).
3. APPROVED LAND USE (UNDEVELOPED RESIDENTIAL) SHALL BE SUBJECT TO THE REQUIREMENTS OF THE BROWNSHIPS SPECIFIC PLANNING DEPARTMENT. THE EXISTING LAND USE SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY OF HAWAIIAN ISLANDS. THE ZONING OF BROWNSHIPS PROJECT AREA SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY OF HAWAIIAN ISLANDS.
4. SHADOWED: THE ZONING IS BEST (BROWNSHIPS SPECIFIC PLAN) AND R-20 (LOW DENSITY RESIDENTIAL, COUNCIL ZONING).
5. SHADOWED: THE ZONING IS R-20 (LOW DENSITY RESIDENTIAL) AND R-20 (LOW DENSITY RESIDENTIAL).
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28. SHADOWED: THE ZONING IS R-20 (LOW DENSITY RESIDENTIAL) AND R-20 (LOW DENSITY RESIDENTIAL).

WCMP

- A WATER QUALITY MANAGEMENT PLAN (WQ008-0013, LATEST REPORT DATED JULY 7, 2006) FOR THE TENGATE TRACT MAP NO. 15480 HAS BEEN PREVIOUSLY PREPARED AND APPROVED BY THE COUNTY OF ORANGE ON JULY 18, 2006 FOR THE BRIGHTWATER PROJECT. THE PROPOSED SITES WITHIN THE LIMITS OF THE APPROVED WQMP.

## DEVIATIONS

1. BRISTOL LANE - THE STREET WIDTH IS 36 FT. (DEVIATION TO STANDARD PLAN 104)
2. BRISTOL LANE - THE PUBLIC UTILITY DESCENDER (PUE) IS 5 FT.

**LEGAL DESCRIPTION**

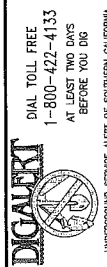
THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A SUBMISSION OF THE FOLLOWING:  
 LOTS E, H, I, A PORTION OF LOT F AND A PORTION OF LOT J OF TRACT NO 17034, FILED IN BOOK 880, PAGES 31-41—OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH LOT B, C, D, E, F AND G OF TRACT 15234, FILED IN BOOK 797, PAGES 40-42 OF MISCELLANEOUS MAPS.

## OWNER/DEVELOPER:

**SIGNAL LANDMARK**  
27285 LAS RAMBLAS, SUITE 210  
MISSION VIEJO, CA 92691  
(949) 748-8162

## STATEMENT OF OWNERSHIP

WE, \_\_\_\_\_, DO HEREBY STATE THAT WE ARE THE OWNERS  
OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE  
CONSENTED TO THE SUBMISSION OF SAID MAP.




DIAL TOLL FREE  
--800-422-4133  
AT LEAST TWO DAYS

Illustration of the use of the term "cultural capital" in the text.

PLANS PREPARED BY:	VS/1
DESIGNED BY:	VS/1
DRAFTED BY:	VS/1
CHECKED BY:	WM
DATE REVISED:	6-11-14

**PLANS PREPARED BY:**



3B TECHNOLOGY DRIVE, SUITE 100  
IRVINE, CA 92618  
949.923.6500



TENTATIVE TRACT  
MAP 17662

PROJECT NO.

OF —

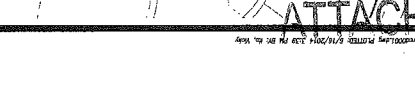
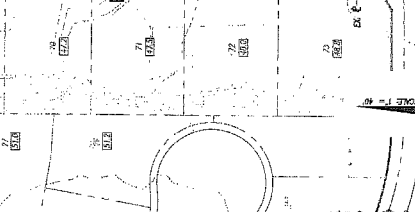
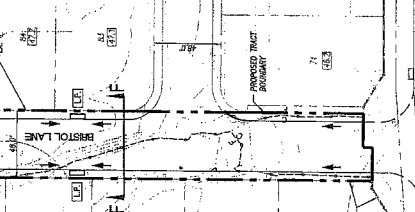
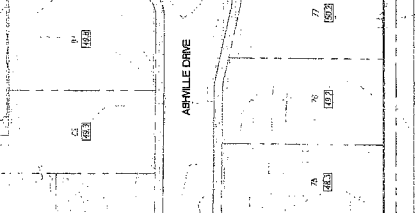
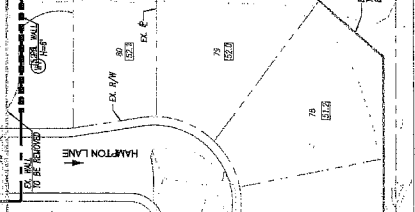
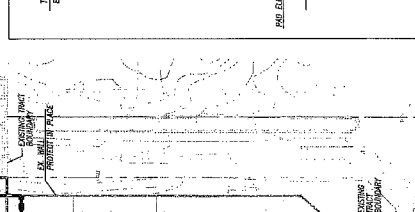
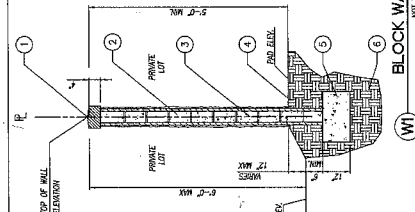
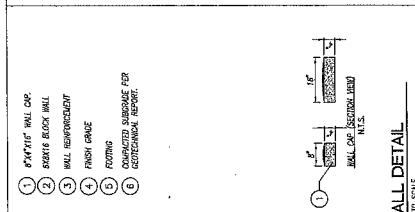
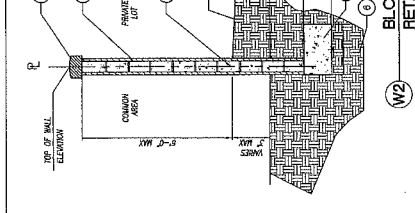
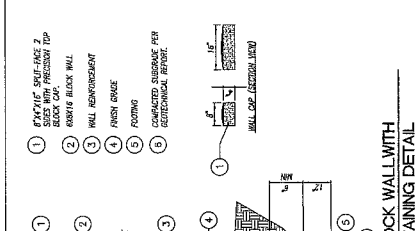
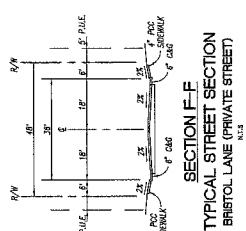
6/19/77

ATTACHMENT NO. 2.1

EARTHWORK QUANTITIES

DESCRIPTION	QUANTITY	UNIT
CUT	+ 5,506	CY
FILL	- 936	CY
SUBTOTAL	= + 4,570	CY
SHRINKAGE	- 1,102	CY
		20%


EXCESS DIRT TO BE USED FOR THE GRADING ASSOCIATED WITH THE REMAINDER OF THE BRIGHTWATER PROJECT SITE.



GRADING CONCEPT PLAN TENTATIVE TRACT MAP 17682 BRIGHTWATER	PROJECT NO.	204234420
	SHEET	1
	OF	1

PLANS PREPARED BY:

38 TECHNOLOGY DRIVE, SUITE  
IRVINE, CA 92618  
949.923.6000

 Stantec

DESIGNED BY:	V
DRAFTED BY:	V
CHECKED BY:	W

[illegible]

**TOLL FREE**  
**-422-4133**  
**JUST TWO DAYS**  
**BEFORE YOU DIG**

**DIGALERT**

BRIGHTWATER DRIVE


GRAPHIC SCALE  
( IN FEET )

MENT

100

100

100



10 3 2

NO. 2.4





RECEIVED

JUN 19 2014

Dept. of Planning

PROJECT DESCRIPTION – BRIGHTWATER/SANDOVER TENTATIVE TRACT MAP 17662 & Building

Signal Landmark (owner) is requesting approval of a Tentative Tract Map (TTM) to create four residential lots in the last phase of the Brightwater community and to complete the last three residential lots within the Sandover neighborhood. Although all seven lots are included on the same TTM, the four Brightwater lots require different land use entitlements than the three Sandover lots. For this reason, the four Brightwater lots and three Sandover lots will be discussed separately below.

BRIGHTWATER RESIDENTIAL LOTS

The four residential lots are located in the northeast corner of Brightwater project area adjacent to the existing Sandover neighborhood. Tentative Tract Map 17662 proposes to combine two letter lots of Brightwater Tract No. 17034 (lots H and I) with a lettered lot (C) of Sandover Tract 15734 totaling 0.97 acres and re-subdivide them into four single family residential lots with the minimum lot size exceeding 6,000 square feet.

The Brightwater Specific Plan, adopted by the City of Huntington Beach in 2007, anticipated the re-subdivision of these remnant parcels from Brightwater and Sandover into residential lots and pre-zoned the property as residential as part of the specific plan approval.

Immediately adjacent to the west of TTM 17662 is the Capri neighborhood in Brightwater, to the northeast is the Sandover neighborhood and to the south is the yet to be constructed Azurene neighborhood at Brightwater. The four residential lots will be part of the last phase Azurene neighborhood. The Azurene neighborhood is comprised of homes ranging in size from approximately 3,750 to 4,400 square feet.

All four residential lots will take access from Bristol Lane. Bristol Lane will terminate just south of Shelburne Drive and an emergency access gate will be installed at the end of the street to allow emergency vehicles to access both the Brightwater and Sandover neighborhoods. The four lots range in size from 6,824 SF to 9,002 SF. The homes are two story and range in size from 4,100 SF to 4,400 SF.

The four lots lie within the Coastal Zone and are not currently included in the city's general plan. Therefore, a General Plan Amendment will be required to RL-7-sp. Once the city approves the GPA and TTM, Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.

Signal will pay in lieu fees to satisfy the city's affordable housing requirement for the Brightwater lots.

#### SANDOVER RESIDENTIAL LOTS

Signal Landmark (owner) is proposing to complete the buildout of the Sandover neighborhood at the southwest corner of Bolsa Chica Street and Los Patos Avenue. TTM 17662 subdivides four existing lettered lots of Tract 15734 (Lots B, D, E, & G) and portions of five lettered lots (B, F, H, J, K) of Tract 17034 into a three single family detached residential lots and six lettered lots.

The TTM will trigger some minor modifications to the city's general plan and zoning map. Because the TTM includes small segments of land on the northwestern and southeastern ends that were in the unincorporated area prior to a recent annexation, they do not currently have a land use designation in the city's General Plan. Therefore, a General Plan Amendment will be necessary to establish the residential land use (RL-7). Also, the southeastern corner of the Sandover neighborhood is zoned Residential Agriculture (RA). Thus, a zone change will be necessary to convert the area zoned RA to RL - CZ. Lastly, RL-CZ zoning is proposed for a 175 square foot lettered lot (K) from Tract 17034 that was previously in the unincorporated area and therefore lacks city zoning

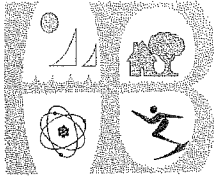
With respect to surrounding land uses, on the north side of Los Patos Avenue is single family detached homes, on the east side of Bolsa Chica Street is an undeveloped five acre parcel and directly south and west is the future Azurene neighborhood of the Brightwater Community.

The existing gated entry to the Sandover neighborhood on Sandover Drive will remain in its current configuration and is designated as Lot A on the TTM. Lot 1, a 6,169 SF residential lot, fronts onto Hampton Lane on the north side of the Sandover Drive and contains a five foot easement paralleling the southern lot line for landscape maintenance of the entry. Lot 2 is a 6,110 SF residential lot located on the southeast corner of Hampton Lane and Sandover Drive. Lot 3 is a 7,084 SF residential lot located at the end of Shelburne Drive on the east side of an existing emergency vehicle access drive. A retaining wall will be constructed along the northern and eastern property lines of Lot 3. Pursuant to the City's Zoning Code, a Conditional Use Permit will be required to construct the retaining wall.

As part of the construction of the three residential lots both Hampton Lane and Shelburne Drive will be lengthened to provide access to Lots 2 and 3. Hampton Lane will be extended approximately 10 feet to the south and Shelburne approximately 40 feet to the west. No street connection to the Brightwater community is proposed.

A two storey approximately 3,400 SF home will be built on Lot 1 and an approximately 4,300 SF home will be built on lots 2 and 3. The architecture and exterior building materials have been designed to match the existing Sandover homes.

The portion of the TTM covering the Sandover neighborhood is located within the Coastal Zone and will require a Local Coastal Program Amendment in addition to a zone change. Signal will apply to the Coastal Commission for a Coastal Development Permit to construct the project.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

July 31, 2014

Ed Mountford  
Signal Landmark  
27285 Las Ramblas, Suite 210  
Mission Viejo, CA 92691

**SUBJECT: TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010  
(BRIGHTWATER AND SANDOVER) - PROJECT IMPLEMENTATION CODE  
REQUIREMENTS**

Dear Mr. Mountford,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission or City Council. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [rmos@surfcity-hb.org](mailto:rmos@surfcity-hb.org) or 714-536-5624 and/or the respective source department (contact person below).

Sincerely,

  
Ricky Ramos  
Senior Planner

**Enclosure**

cc: Mark Carnahan, Building and Safety Department – 714-374-1792  
Steve Bogart, Public Works Department – 714-374-1692  
James Brown, Fire Department – 714-374-5344  
David Dominguez, Community Services Department – 714-374-5309  
Kellee Fritzal, Office of Business Development – 714-374-1519  
Jane James, Planning Manager  
Jason Kelley, Senior Planner  
Project File

ATTACHMENT NO. 4.1



**HUNTINGTON BEACH  
PLANNING AND BUILDING DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** JULY 31, 2014

**PROJECT NAME:** BRIGHTWATER AND SANDOVER

**PLANNING APPLICATION NO.:** PLANNING APPLICATION NOS. 2013-188 and -189

**ENTITLEMENTS:** TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010 (BRIGHTWATER AND SANDOVER)

**DATE OF PLANS:** TTM – JUNE 19, 2014  
ARCHITECTURAL PLANS – APRIL 15, 2014

**PROJECT LOCATION:** ALONG FUTURE BRISTOL LANE IN BRIGHTWATER; ALONG SHELBURNE DRIVE AND HAMPTON LANE IN SANDOVER

**PLAN REVIEWER:** RICKY RAMOS, SENIOR PLANNER

**TELEPHONE/E-MAIL:** (714) 536-5624

**PROJECT DESCRIPTION:** TTM – TO SUBDIVIDE ±3.17 ACRES OF LAND INTO SEVEN RESIDENTIAL LOTS FOR PURPOSES OF DEVELOPING SEVEN SINGLE FAMILY RESIDENCES AND EIGHT LETTERED LOTS FOR STREETS, LANDSCAPING, AND UTILITY/FIRE ACCESS. IN SANDOVER, ONE RESIDENTIAL LOT IS LOCATED AT THE TERMINUS OF SHELBURNE DRIVE AND THE OTHER TWO RESIDENTIAL LOTS ARE LOCATED ALONG HAMPTON LANE TO THE NORTH AND SOUTH OF THE GATED ENTRY. THE FOUR RESIDENTIAL LOTS IN BRIGHTWATER ARE LOCATED ALONG FUTURE BRISTOL LANE. CUP – TO PERMIT A MAX 3.5 FOOT HIGH RETAINING WALL TOPPED WITH A MAX 6 FOOT HIGH BLOCK WALL ALONG THE NORTH (ALONG LOS PATOS) AND EAST (ALONG FIRE LANE) LOT LINES OF LOT 3 LOCATED AT THE TERMINUS OF SHELBURNE DRIVE IN SANDOVER. THE APPLICANT WILL PROCESS A CONSOLIDATED COASTAL DEVELOPMENT PERMIT AT THE COASTAL COMMISSION.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission or City Council in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

**TENTATIVE TRACT MAP NO. 17662:**

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
  - a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the maintenance of all common areas such as streets, walls, and landscaping by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
  - b. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Section 254.16)**
2. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department. **(City Specification No. 409)**
3. Prior to issuance of a grading permit, the final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**
4. Prior to issuance of building permits, the applicant shall pay affordable housing in lieu fees for the four new Brightwater single family dwellings. The affordable housing in lieu fee is currently \$9,150 per unit or \$36,600 for a four-unit project. The affordable housing requirements for the three new Sandover single family dwellings were met with the original Sandover tract. **(HBZSO Section 230.26)**
5. Prior to final building permit approval, the applicant shall pay park fees (Quimby) for all seven new single family dwellings unless the Brightwater Annexation Agreement already provided for payment of park fees for some or all of the new single family dwellings. The park fee is currently \$17,857 for each new detached dwelling unit. **(HBZSO Chapter 254 and City Council Resolution No. 2012-66)**
6. During demolition, grading, site development, and/or construction, all Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance shall be adhered to. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBM 8.40.090)**
7. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all code requirements herein as noted after each requirement. The Planning Director and Public Works Director shall be notified in writing if any changes to the final map are proposed during the final map process. The final map shall not be approved until the Planning Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's or City Council's action and the requirements herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission or City Council may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**
8. Tentative Tract Map No. 17662 and Conditional Use Permit No. 14-010 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission, General Plan

Amendment No. 13-003 and Zoning Map Amendment No. 13-003 have been approved by City Council, and the California Coastal Commission has approved a consolidated coastal development permit and Local Coastal Program Amendment No. 14-001. **(HBZSO Sections 251.08 and 251.12 and Coastal Act)**

9. The development/subdivision shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
11. The applicant shall submit a check in the amount of \$50 for the posting of a Notice of Determination at the County of Orange Clerk's Office together with the Department of Fish and Wildlife fee. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the City Council's action. **(California Code Section 15094)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

**SEVEN SINGLE FAMILY RESIDENCES PROPOSED SUBJECT TO APPROVAL OF A CONSOLIDATED COASTAL DEVELOPMENT PERMIT BY THE COASTAL COMMISSION:**

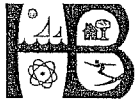
1. The site plans received and dated June 19, 2014, floor plans, and elevations received and dated April 15, 2014 and grading concept plan received and dated June 19, 2014 shall be modified as follows:
  - a. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
  - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
  - c. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**

- d. The new walls that the new fire access gate at the north terminus of Bristol Lane will connect to shall be limited to 42 inches high within the required front yard of the abutting residential lots and shall comply with the required 25-foot visibility triangle. **(HBZSO Section 230.88)**
  - e. The wall on top of the retaining wall as shown on Wall Detail W2 on the grading concept plan is limited to max. 6 ft. tall from the top of the retaining wall to the cap. **(HBZSO Section 230.88)**
  - f. Tandem garage parking spaces shall not count towards the number of required parking spaces provided.
  - g. Plan 5X on Lot 2 is limited to a maximum of four bedrooms based on the two-car garage that is proposed. **(HBZSO Chapter 231)**
  - h. The 2<sup>nd</sup> floor front balcony projection off the loft on Plan 5X on Lot 2 shall not exceed 1/3 of the building length on which it is located. **(HBZSO Section 230.68)**
  - i. Plan 7 on Lot 1 cannot have a master bedroom deck over the patio cover due to excess site coverage. **(HBZSO Section 210.06)**
2. Prior to issuance of grading permits, the following shall be completed:
    - a. Submit a copy of the consolidated coastal development approval from the California Coastal Commission. **(Coastal Act)**
    - b. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**
    - c. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**
    - d. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**
    - e. Standard landscape code requirements apply. **(HBZSO Chapter 232)**
    - f. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**
    - g. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**
    - h. The Consulting Arborist shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**
  3. Prior to issuance of building permits, the following shall be completed: Lots 2, 3, and 5 of TTM 17662 shall comply with HBZSO Section 230.22 (Residential Infill) since complete information was not



previously provided regarding window locations of the abutting homes to the side. Lots 1, 4, 6, and 7 of TTM 17662 shall comply with HBZSO Section 230.22 if at the time of plan check submittal the abutting lots to the south side that are presently vacant are already developed with homes.

4. During demolition, grading, site development, and/or construction, the following shall be adhered to: All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following have been completed:
  - a. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**
  - b. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**
  - c. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**
  - d. An onsite 36" box tree or the palm equivalent shall be provided in the front yard to meet the Huntington Beach Zoning and Subdivision Ordinance. **(HBZSO Section 232.08)**
  - e. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**
  - f. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Chapter 254. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning and Building Department Fee Schedule*). **(HBZSO Chapter 254)**
6. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
8. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission (Zoning Administrator). **(HBZSO Section 232.04)**



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 10, 2014  
PROJECT NAME: BRIGHTWATER  
ENTITLEMENTS: GPA 13-03, TTM 17662, EA 13-11, LCPA 14-01, ZMA 13-03 & 14-02 & CUP 14-10  
PLNG APPLICATION NO: 2013-0188 and 2013-0189  
DATE OF PLANS: JUNE 19, 2014  
PROJECT LOCATION: SW CORNER OF LOS PATOS & BOLSA CHICA  
PROJECT PLANNER: RICKY RAMOS, SENIOR PLANNER  
TELEPHONE/E-MAIL: 714-374-5624 / [RRAMOS@SURFCITY-HB.ORG](mailto:RRAMOS@SURFCITY-HB.ORG)  
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*  
TELEPHONE/E-MAIL: 714-374-1692 / [SBOGART@SURFCITY-HB.ORG](mailto:SBOGART@SURFCITY-HB.ORG)  
PROJECT DESCRIPTION: COMBINE 3 LETTERED LOTS OF TRACT 15460 WITH 2 LETTERED LOTS OF TRACT 15734 AND RESUBDIVIDE THEM INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS AS PART OF THE BRIGHTWATER SPECIFIC PLAN. LOTS WILL NEED GENERAL PLAN DESIGNATION.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

#### THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL TRACT MAP UNLESS OTHERWISE STATED:

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract map. (ZSO 253.14)

3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
  - a. An easement for street purposes over the northerly portion of the private street (Lot H) as shown on said tentative tract map.
  - b. An easement for sewer, water, surface drainage, and emergency access purposes over Lot E as shown on said tentative tract map.
  - c. Easements for public utility purposes as shown on said tentative tract map.
  - d. Access rights in, over, across, upon and through the private streets within said parcel map for the purposes of maintaining, servicing, cleaning, repairing and replacing the public water system.
  - e. A blanket easement shall be provided over the private streets, drive aisles, driveways and access ways proposed for Police and Fire Department access purposes.
4. A reproducible Mylar copy and a print of the recorded Final Tract Map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
  - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
  - b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
  - a. Design Specification:
    - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
    - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
    - iii. Digital data shall have units in US FEET.
    - iv. A separate drawing file shall be submitted for each individual sheet.
    - v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
    - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
  - b. File Format and Media Specification:
    - i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
      - AutoCAD (version 2000, release 4) drawing file: \_\_\_\_\_.DWG
      - Drawing Interchange file: \_\_\_\_\_.DXF
    - ii. Shall be in compliance with the following media type:
      - CD Recordable (CD-R) 650 Megabytes

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF A GRADING PERMIT:**

1. The Final Tract Map shall be recorded with the County of Orange prior to issuance of a precise grading.
2. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
  - a. A new sewer lateral shall be installed for each Lot per Public Works Standard Plan No. 507. (ZSO 255.04)
  - b. A new domestic water service and meter shall be installed for each Lot per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 255.04) (MC 14.08.020)
  - c. The irrigation water service may be combined with the domestic water service. (ZSO 230.84)
3. A water utility easement shall be dedicated to and accepted by the City of Huntington Beach, covering the public water facilities and appurtenances located within the project site. The easement shall be a minimum total width of 10 feet clear (5 feet either side of the water pipeline or appurtenance), unobstructed paved or landscaped surface, pursuant to Water Division Standards. Where access is restricted or impacted by structures, walls, curbs, etc., the easement width shall be 20 feet to allow for equipment access and maintenance operations. No structures, parking spaces, trees, curbs, walls, sidewalks, etc., shall be allowed within the easement. No modifications to the water facilities and pavement located within the easement shall be allowed without proper notification and written approval from the City in advance. Such modifications may include, but are not limited to, connections to the water system, pavement overlay, parking lot re-striping, and parking lot reconfiguration. City personnel shall have access to public water facilities and appurtenances at all times. (ZSO 230.84)
4. The Property Owner(s) shall enter into a Special Utility Easement Agreement with the City of Huntington Beach, for maintenance and control of the area within the public water pipeline easement, which shall address repair to any enhanced pavement, etc., if the public water pipelines and/or appurtenances require repair or maintenance. The Property Owner(s) shall be responsible for repair and replacement of any enhanced paving due to work performed by the City in the maintenance and repair of any water pipeline. The Special Utility Easement Agreement shall be referenced in the CC&R's. (Resolution 2003-29)
5. The Property Owner shall request of the Public Works Department in writing to vacate any existing water line easements, previously dedicated to the City of Huntington Beach that will no longer be needed. The Property Owner shall provide to the Public Works Department all necessary legal descriptions and exhibits to describe the water line easements to be abandoned. (ZSO 230.84).
6. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the

Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

7. The existing approved Water Quality Management Plan (WQ06-0013, Latest Report Dated July 7, 2006) shall be amended to address and include the seven new residential lots. Upon County approval, a copy of this report shall be provided to the City for records.
8. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
9. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
10. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
11. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING  
GRADING OPERATIONS:**

12. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
13. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
14. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
15. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
16. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
17. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
18. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)

19. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
20. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
21. Wind barriers shall be installed along the perimeter of the site. (DAMP)
22. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF A BUILDING PERMIT:**

23. A Precise Grading Permit shall be issued. (MC 17.05)
24. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL  
INSPECTION OR OCCUPANCY:**

25. Complete all improvements as shown on the approved grading plans. (MC 17.05)
26. All new utilities shall be undergrounded. (MC 17.64)
27. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at [http://www.surfcity-hb.org/files/users/public\\_works/fee\\_schedule.pdf](http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf). (ZSO 240.06/ZSO 250.16)
28. Traffic Impact Fees (TIF) for the residential development shall be paid prior to occupancy. The current TIF rate for a detached dwelling unit is \$1,985.69/unit. The TIF will be adjusted in September 2014. (MC 17.65)



## HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

JUN 26 2014

Dept. of Planning  
& Building

**DATE:** JUNE 26<sup>th</sup>, 2014

**PROJECT NAME:** BRIGHTWATER & SANDOVER

**PLANNING APPLICATION:** PLANNING APPLICATION NOS. 2013-188 & -189

**ENTITLEMENTS:** LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/GENERAL PLAN AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 14-002/TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010 (BRIGHTWATER AND SANDOVER)

**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA

**PLANNER:** RICKY RAMOS, SENIOR PLANNER

**PLAN REVIEWER-FIRE:** JAMES BROWN, FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** (714) 374-5344/ jbrown@surfcity-hb.org

**PROJECT DESCRIPTION:** 1.) LCPA/ZMA 13-003 - REZONE A  $\pm 0.29$  ACRE PORTION FROM RA-CZ (RESIDENTIAL AGRICULTURE) TO RL-CZ (RESIDENTIAL LOW DENSITY); 2.) GPA - ESTABLISH RL-7-SP ON  $\pm 1.01$  AND  $\pm 0.357$  ACRE AND RL-7 ON  $\pm 0.17$  ACRE; 3.) ZMA 14-002 - ESTABLISH RL-CZ ON  $\pm 0.004$  ACRE; 4.) TTM - CREATE 4 RESIDENTIAL LOTS IN BRIGHTWATER AND 3 RESIDENTIAL LOTS IN SANDOVER AND ASSOCIATED LETTERED LOTS FOR THE CONSTRUCTION OF 7 SINGLE FAMILY DWELLINGS. 5.) CUP - TO PERMIT A MAX. 3.5 FT. HIGH RETAINING WALL TOPPED WITH A MAX. 6 FT. HIGH BLOCK WALL ALONG THE NORTH AND EAST LOTS LINES OF PARCEL 3.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated JUNE 19<sup>TH</sup>, 2014. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: JAMES BROWN, FIRE PROTECTION ANALYST.

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

ATTACHMENT NO. 4.12

- 1) Removal of the existing HBFD fire apparatus turnaround features on the south side of Shelburne Drive will be allowed contingent upon the following items being adhered to:
  - a) Red curb painting and wall signage must be installed at the westerly end of Shelburne on all the curbs and walls (both sides of street and end), and on both sides of the fire lane connecting Shelburne to Los Patos. Signage and striping must be in conformance with City Specification #415. Coordinate red curb locations & signage with HBFD prior to design.
  - b) The existing fire lane extending north / south between Los Patos and Shelburne must be made compliant with City Specification #401 for width and all weather surface capable of supporting 75,000 lb vehicle load. It must also be maintained at current full width of 20.5 feet.
  - c) The fire lane gate must be compliant with City Specification #403, including openable width, knox access, etc. Coordinate gate type, construction and knox entry with the HBFD prior to design.
- 2) Hydrants are required as per Orange County Fire Authority (OCFA) approved Fire Master Plan (FMP).
- 3) Fire apparatus access roadway widths required as per OCFA approved FMP.
- 4) Cul-de-sac roadway radius and width required as per OCFA approved FMP. NOTE: The east end of Ashville Drive must have a compliant cul-de-sac (not currently reflected on TTM sheets).
- 5) Address numbers are required on each dwelling in compliance with HBFD City Specification #428. Minimum size is 4" in height, and colors must contrast with background.
- 6) Automatic fire sprinkler systems are required per the California Fire Code and California Residential Code for new single family homes. For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the CFC, NFPA 13d, and City Specification # 420 - Automatic Fire Sprinkler Systems.
- 7) Fire/Emergency Access and Site Safety shall be maintained during project construction in compliance with CFC Chapter 33, Fire Safety During Construction And Demolition.
- 8) Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Quality Standards.
- 9) The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the



Fire Department to recover consultant fees from the applicant, developer or other responsible party.

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

or through the City's website at

[http://www.huntingtonbeachca.gov/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** JUNE 30, 2014

**PROJECT NAME:** BRIGHTWATER AND SANDOVER

**PLANNING APPLICATION NO.** PLANNING APPLICATION NOS. 2013-188 AND 189

**ENTITLEMENTS:** LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/GENERAL PLAN AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 13-003/ZONING MAP AMENDMENT NO. 14-002/TENTATIVE TRACT MAP NO. 17662/CONDITIONAL USE PERMIT NO. 14-010 (BRIGHTWATER AND SANDOVER)

**DATE OF PLANS:** JUNE 19, 2014

**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA

**PLAN REVIEWER:** KHOA DUONG, P.E

**TELEPHONE/E-MAIL:** (714) 872-6123 / KHOA@CSGENGR.COM

**PROJECT DESCRIPTION:** 1.) LCPA/ZMA 13-003 - REZONE A  $\pm 0.29$  ACRE PORTION FROM RA-CZ (RESIDENTIAL AGRICULTURE) TO RL-CZ (RESIDENTIAL LOW DENSITY); 2.) GPA - ESTABLISH RL-7-SP ON  $\pm 1.01$  AND  $\pm 0.357$  ACRE AND RL-7 ON  $\pm 0.17$  ACRE; 3.) ZMA 14-002 - ESTABLISH RL-CZ ON  $\pm 0.004$  ACRE; 4.) TTM - CREATE 4 RESIDENTIAL LOTS IN BRIGHTWATER AND 3 RESIDENTIAL LOTS IN SANDOVER AND ASSOCIATED LETTERED LOTS FOR THE CONSTRUCTION OF 7 SINGLE FAMILY DWELLINGS. 5.) CUP - TO PERMIT A MAX. 3.5 FT. HIGH RETAINING WALL TOPPED WITH A MAX. 6 FT. HIGH BLOCK WALL ALONG THE NORTH AND EAST LOTS LINES OF PARCEL 3.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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➤ **CODE REQUIREMENT:**

- Development Impact Fees will be required for new construction and commercial/industrial additions.

➤ **CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:**

- Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Mechanical Code, 2010 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
- Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings (per chapter 5 and 7), and means of egress per the 2013 CBC.
- Provide compliance to disabled accessibility requirements of Chapter 11A and/or 11B of the 2013 CBC.
- Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
- For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
- In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
- The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

➤ **COMMENTS:**

- Planning and Building Department encourage the use of pre-submittal building plan check meetings.
- Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
- Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



RECEIVED

APR 10 2014

Dept. of Planning  
& Building

**HUNTINGTON BEACH**  
**COMMUNITY SERVICES DEPARTMENT**  
**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** April 9, 2014  
**PROJECT NAME:** BRIGHTWATER  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-188  
**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)  
**DATE OF PLANS:** MARCH 17, 2014  
**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER  
**PLAN REVIEWER:** DAVID DOMINGUEZ  
**TELEPHONE/E-MAIL:** X5309/DDOMINGUEZ@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

It is Community Services' understanding that the project is subject to the conditions of the 2005 Pre-Annexation Agreement between the City and Signal Landmark. As such, the park fees were addressed as part of the annexation fee paid to the City by Landmark. Should the proposed project to combine lots and re-subdivide be outside of the terms of the Annexation Agreement, prior to issuance of a Certificate of Occupancy for each unit appropriate park fees shall be collected per Chapter 17-76 of the Zoning Code.

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ATTACHMENT NO. 4.17



## HUNTINGTON BEACH COMMUNITY SERVICES DEPARTMENT PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** April 9, 2014

**PROJECT NAME:** SANDOVER

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-189

**ENTITLEMENTS:** LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/ZONING MAP AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-156/CONDITIONAL USE PERMIT NO. 14-010 (SANDOVER)

**DATE OF PLANS:** MARCH 17, 2014

**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN SANDOVER TRACT

**PLAN REVIEWER:** DAVID DOMINGUEZ

**TELEPHONE/E-MAIL:** X5309/DDOMINGUEZ@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** 1.) LCPA/ZMA - TO REZONE A +0.2 ACRE PORTION FROM RA-CZ (RESIDENTIAL AGRICULTURE) TO RL-CZ (RESIDENTIAL LOW DENSITY); 2.) TPM - TO CREATE 3 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE CONSTRUCTION OF 3 SINGLE FAMILY DWELLINGS. 3.) CUP - TO PERMIT A MAX. 3.5 FT. HIGH RETAINING WALL TOPPED WITH A MAX. 6 FT. HIGH BLOCK WALL ALONG THE NORTH AND EAST LOTS LINES OF PARCEL 3.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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Prior to issuance of final building permits, all appropriate park fees shall be paid per Chapter 254.08 of the Zoning Code.



**HUNTINGTON BEACH  
OFFICE OF BUSINESS DEVELOPMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MARCH 19, 2014  
**PROJECT NAME:** BRIGHTWATER  
**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-188  
**ENTITLEMENTS:** GENERAL PLAN AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-181 (BRIGHTWATER)  
**DATE OF PLANS:** MARCH 17, 2014  
**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN BRIGHTWATER  
**PLAN REVIEWER:** LUIS GOMEZ, REAL PROPERTY AGENT  
**TELEPHONE/E-MAIL:** 714 536-5544/LUIS.GOMEZ@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** 1.) TO ESTABLISH A GENERAL PLAN LAND USE DESIGNATION FOR THE SUBJECT PARCELS; 2.) TO CREATE 4 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE DEVELOPMENT OF 4 SINGLE FAMILY RESIDENCES WITHIN BRIGHTWATER.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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The Office of Business Development has reviewed the proposed project and has the following comments:

**Code Requirements:**

1. Applicant will be required to meet the Zoning Code 230.26 – Affordable Housing



**HUNTINGTON BEACH  
OFFICE OF BUSINESS DEVELOPMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** MARCH 19, 2014

**PROJECT NAME:** SANDOVER

**PLANNING APPLICATION NO.** PLANNING APPLICATION NO. 2013-189

**ENTITLEMENTS:** LOCAL COASTAL PROGRAM AMENDMENT NO. 14-001/ZONING MAP AMENDMENT NO. 13-003/TENTATIVE PARCEL MAP NO. 13-156/CONDITIONAL USE PERMIT NO. 14-010 (SANDOVER)

**DATE OF PLANS:** MARCH 17, 2014

**PROJECT LOCATION:** SOUTHWEST CORNER OF LOS PATOS AND BOLSA CHICA IN SANDOVER TRACT

**PLAN REVIEWER:** LUIS GOMEZ, REAL PROPERTY AGENT

**TELEPHONE/E-MAIL:** 714 536-5544/LUIS.GOMEZ@SURFCITY-HB.ORG

**PROJECT DESCRIPTION:** 1.) LCPA/ZMA - TO REZONE A ±0.2 ACRE PORTION FROM RA-CZ (RESIDENTIAL AGRICULTURE) TO RL-CZ (RESIDENTIAL LOW DENSITY); 2.) TPM - TO CREATE 3 RESIDENTIAL LOTS AND ASSOCIATED LETTERED LOTS FOR THE CONSTRUCTION OF 3 SINGLE FAMILY DWELLINGS. 3.) CUP - TO PERMIT A MAX. 3.5 FT. HIGH RETAINING WALL TOPPED WITH A MAX. 6 FT. HIGH BLOCK WALL ALONG THE NORTH AND EAST LOTS LINES OF PARCEL 3.

---

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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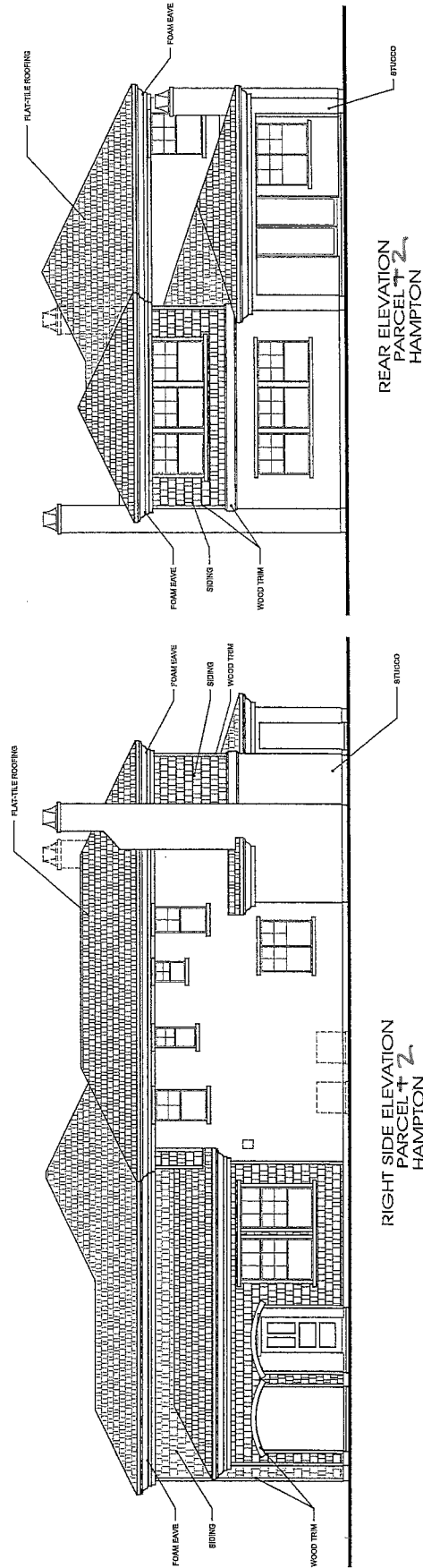
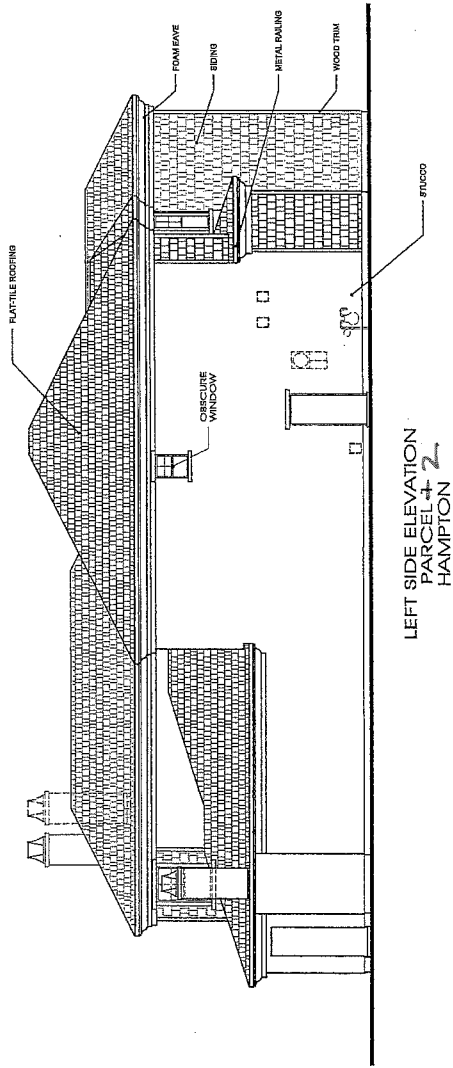
The Office of Business Development has reviewed the proposed project and has the following comments:

**Code Requirements:**

1. Applicant will be required to meet the Zoning Code 230.26 – Affordable Housing. Based on the proposed unit count, the Affording Housing obligation was met during the initial project phase.







PLAN 5X  
ELEVATIONS  
PARCEL #2



WoodBridge Pacific Group, LLC  
27770 SAN JUAN AVENUE, SUITE 100  
MISSION VIEJO, CA 92691  
949-348-5162

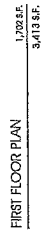
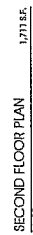
SANDOVER LOTS

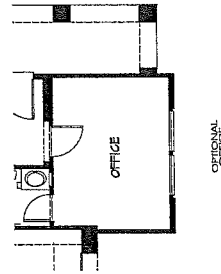
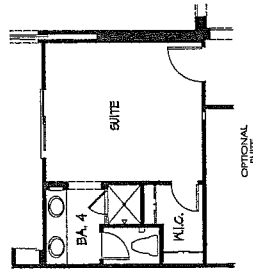
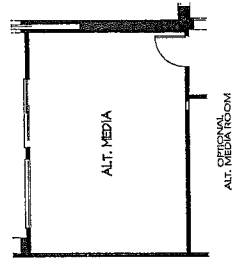
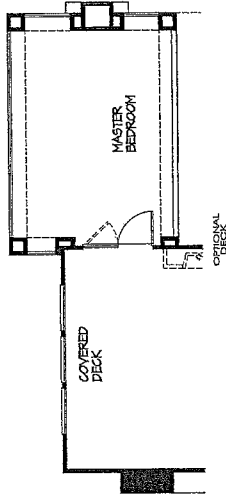
Huntington Beach, CA



HANNOUCHE

725 S. 170TH  
FARMER ROAD, SUITE 100  
BENTON, MISSISSIPPI 39208





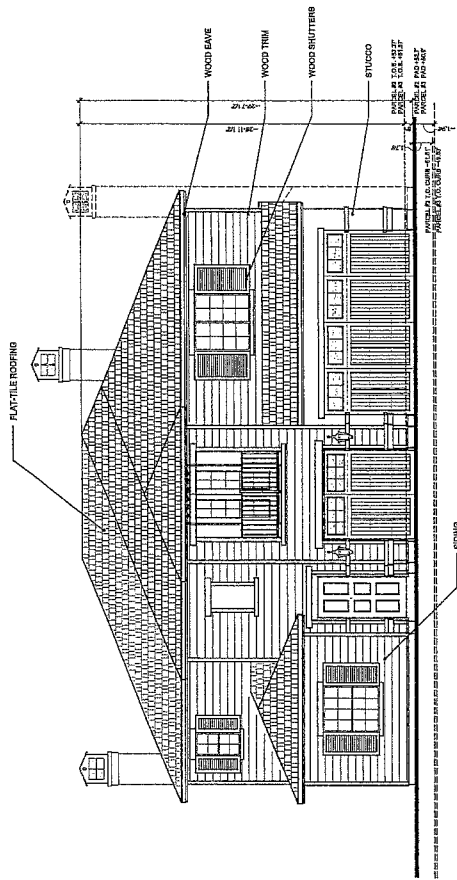
SANDOVER LOTS  
Huntington Beach, CA

WoodBridge Pacific Group, LLC  
272561 LAS VAVES BLVD. #2201  
HUNTINGTON BEACH, CA 92621  
949-348-6162

PLAN 5X  
PARCEL 4  
OPTIONS 2



HANNOUCHE  
ARCHITECTS  
272561 LAS VAVES BLVD. #2201  
HUNTINGTON BEACH, CA 92621  
949-348-6162



PLAN 7  
PARCELS 2 & 3  
TRADITIONAL

<p>WOODBRIDGE PACIFIC HOMES, LLC 27795 LAS SANABLAS, STE. #230 MISSION VIEJO, CA 92691 949-516-6162</p>	
<p>WOODBRIDGE PACIFIC HOMES, LLC 27795 LAS SANABLAS, STE. #230 MISSION VIEJO, CA 92691 949-516-6162</p>	<p>WOODBRIDGE PACIFIC HOMES, LLC 27795 LAS SANABLAS, STE. #230 MISSION VIEJO, CA 92691 949-516-6162</p>

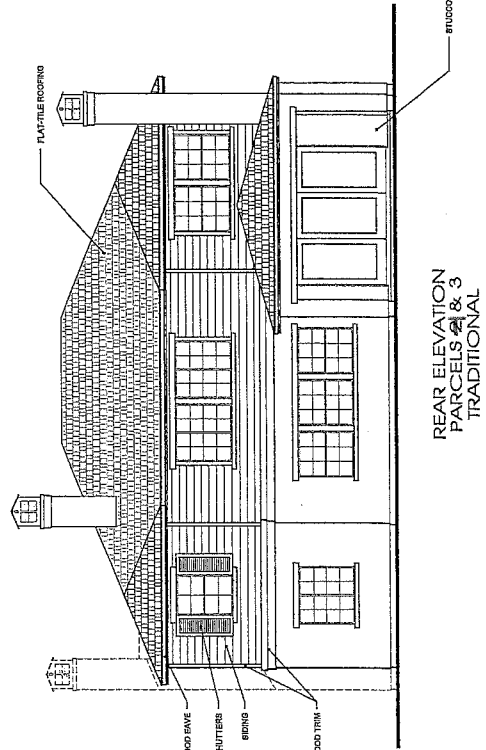
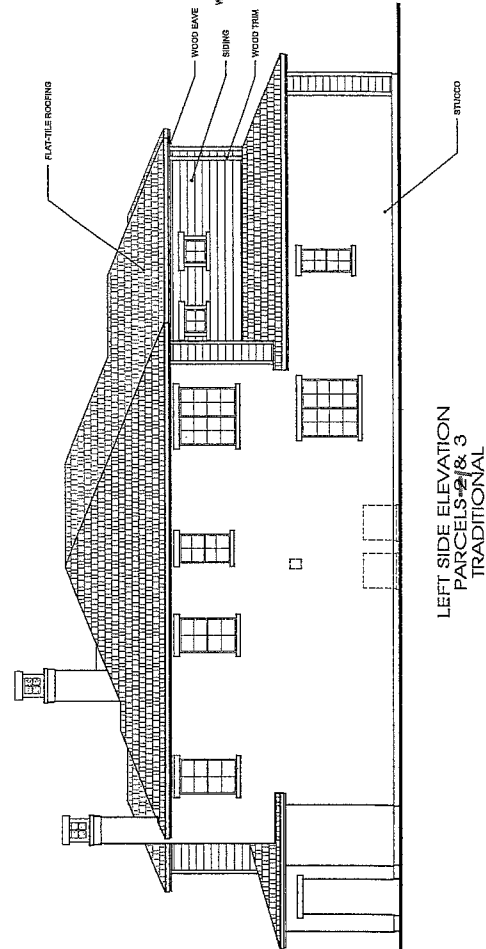
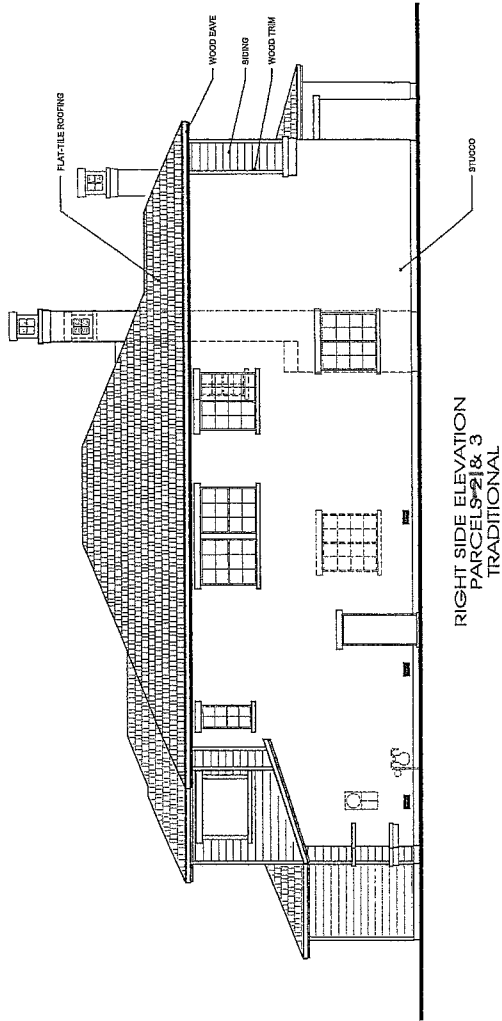
SANDOVER LOTS  
Huntington Beach, CA

PLAN 7  
PARCELS 2 & 3  
FRONT ELEVATIONS



WoodBridge Pacific Group, LLC  
27795 LAS SANABLAS, STE. #230  
MISSION VIEJO, CA 92691  
949-516-6162





PLAN 7  
ELEVATIONS  
PARCELS 2, 1 & 3



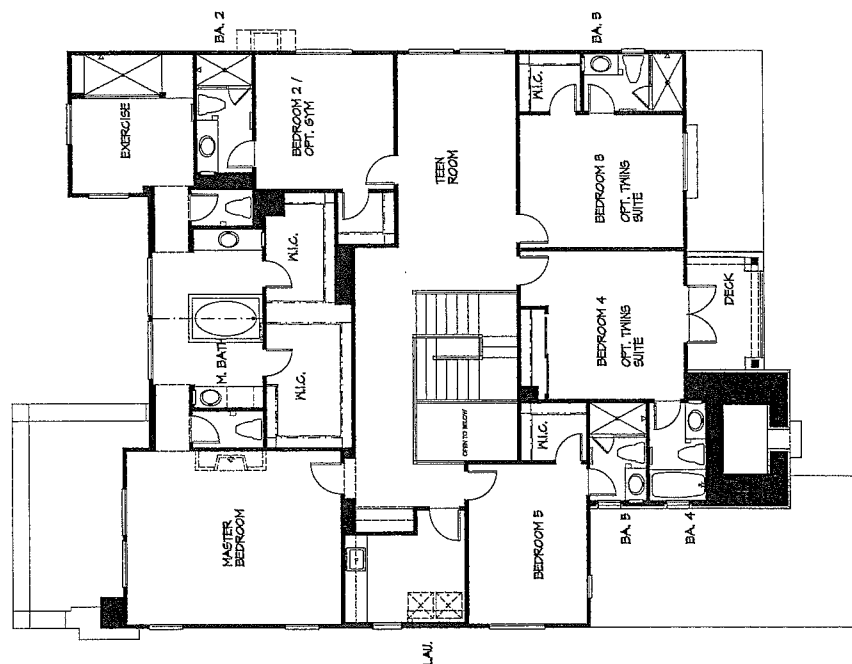
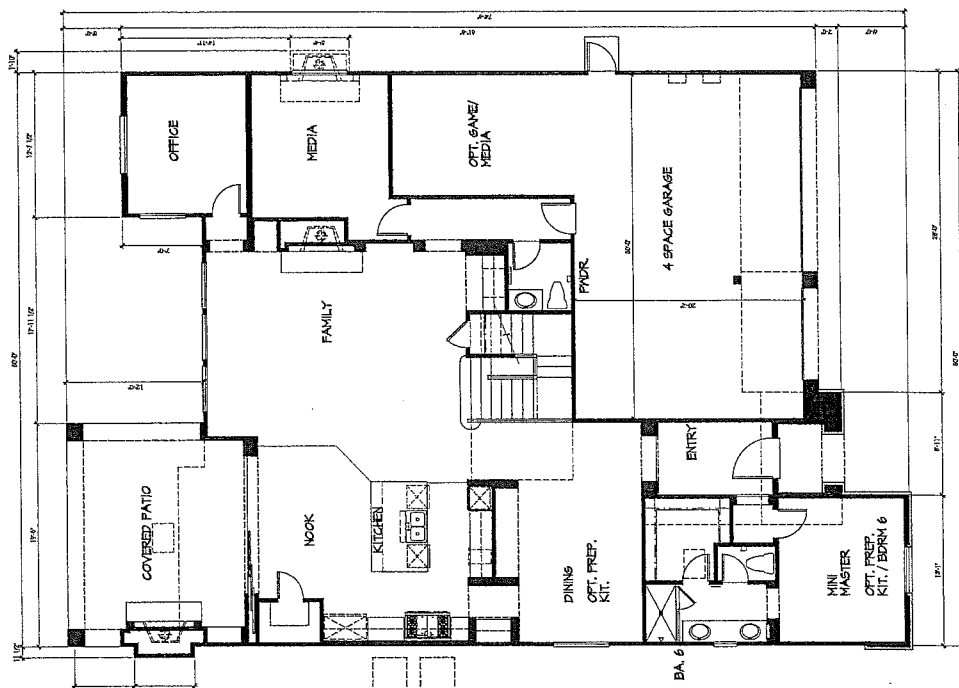
WoodBridge Pacific Group, LLC  
27798 LAS RAMBLAS, STE. #230  
MISSION VIEJO, CA 92691  
949-346-6162

SANDOVER LOTS

Huntington Beach, CA



DESIGNED BY HANNOUQUE ARCHITECTS  
949.261.2876  
PROJECT NUMBER: 20100101

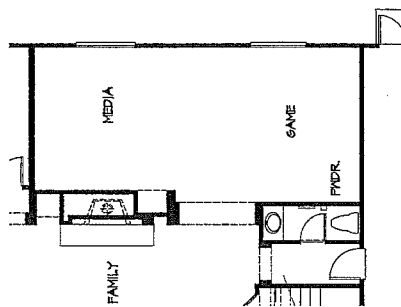


PLAN 7  
PARCELS 2 & 3

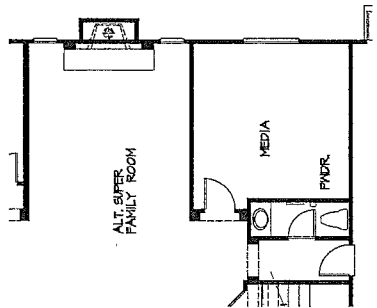
SANDOVER LOTS  
Huntington Beach, CA

**WoodBridge Pacific Group, LLC**  
27285 LAS RAMBLAS, STE. #230  
MISSION VIEJO, CA 92691  
949-348-8162

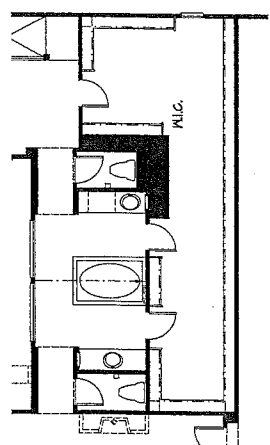
HANNOUCHE  
ARCHITECTS  
949.261.2070  
1000 E. 14th St., #140 New York, NY 10003



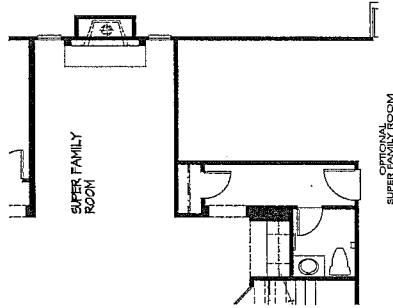
ORIGINAL  
MEDIA / GAME ROOM  
+298 SQ. FT.



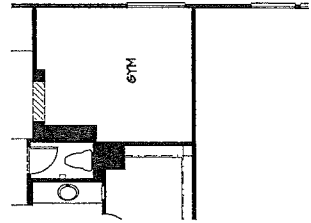
ALT. SUPER  
FAMILY ROOM / MEDIA  
+209 SQ. FT.



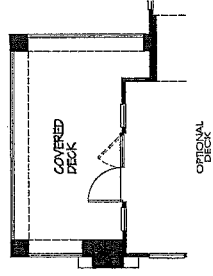
OPTIONAL  
MASTER CLOSET



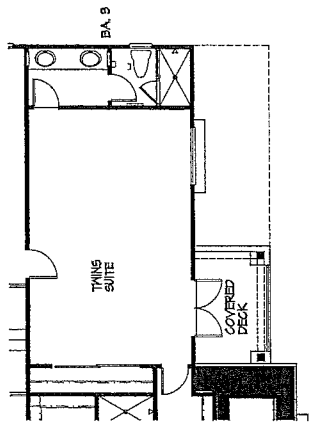
OPTIONAL  
SUPER FAMILY ROOM



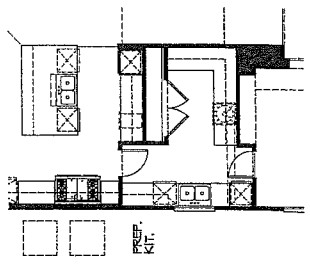
OPTIONAL  
GYM



OPTIONAL  
DECK

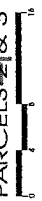


OPTIONAL  
TWIN SUITE



OPTIONAL  
KITCHEN

PLAN 7  
OPTIONS  
PARCELS-2 & 3



SANDOVER LOTS

Huntington Beach, CA

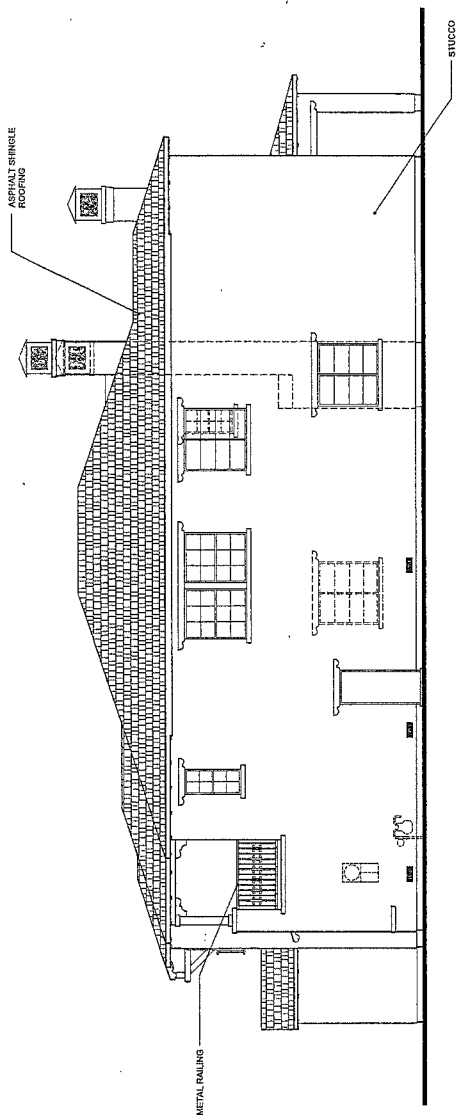
WoodBridge Pacific Group, LLC  
27755 JENSEN DRIVE, SUITE 200  
HUNTINGTON BEACH, CA 92646  
949-348-8162



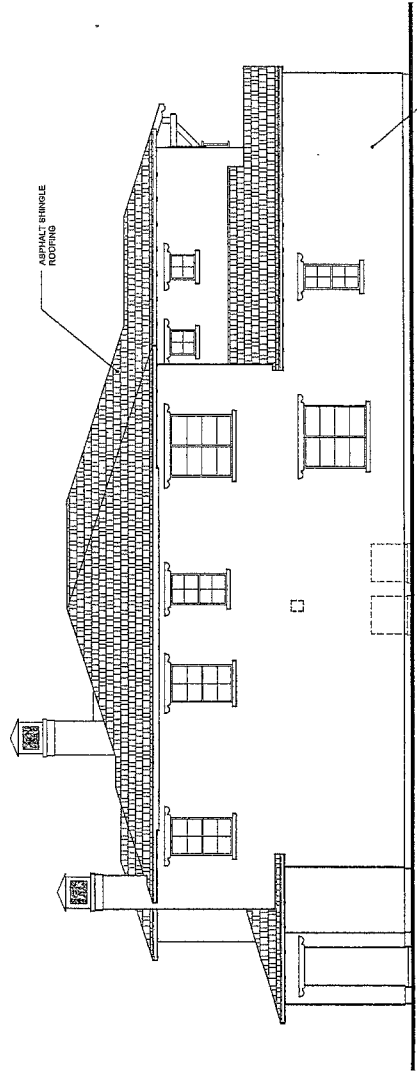
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## Huntington Beach, CA

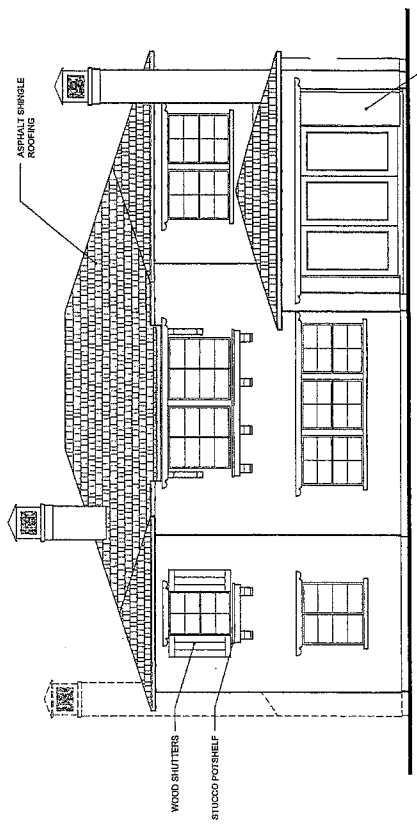




RIGHT SIDE ELEVATION  
PARCEL #4  
MONTEREY



LEFT SIDE ELEVATION  
PARCEL #4  
MONTEREY



REAR ELEVATION  
PARCEL #4  
MONTEREY



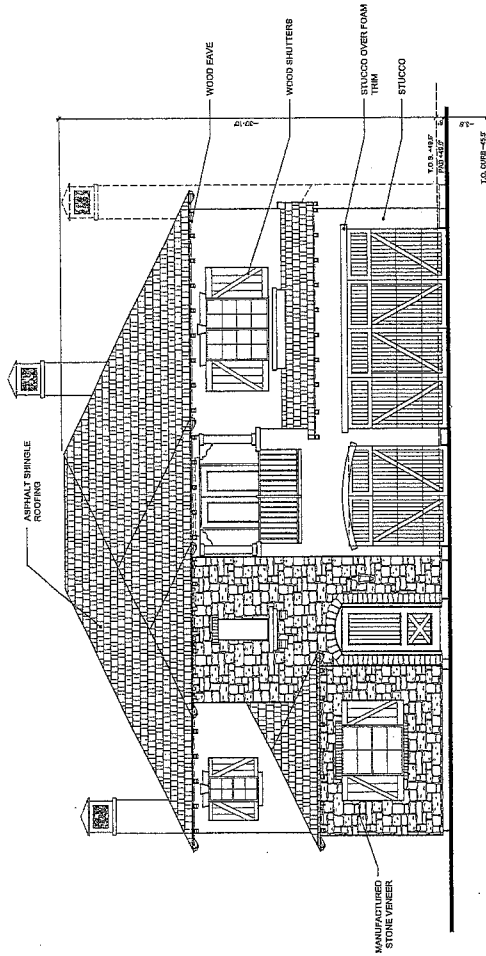
HANNOUCHE  
ARCHITECTS  
749-261-2270  
749-261-2270  
749-261-2270

BRIGHTWATER / AZURENE

Huntington Beach, CA

WoodBridge Pacific Group, LLC  
27285 LAS RAMBLAS, STE. #230  
MISSION VIEWS, CA 94039  
949-348-8162

7M  
ELEVATIONS  
PARCEL #4



PLAN 7  
PARCEL 8-4  
COTTAGE

<p>WOODBRIDGE PACIFIC HOMES, LLC OPTION &amp; MATERIAL SELECTIONS</p>	
<p>ROOFING: ASPHALT SHINGLE Siding: MANUFACTURED STONE VENEER Windows: 1/2" x 6" DOUBLE GLAZED SHUTTERS: FRONT DOOR ROOFING:</p>	<p>INTERIOR: ASPHALT SHINGLE Siding: MANUFACTURED STONE VENEER Windows: 1/2" x 6" DOUBLE GLAZED SHUTTERS: FRONT DOOR ROOFING:</p>

PLAN 7C  
ELEVATIONS  
PARCEL 8-4



WoodBridge Pacific Group, LLC  
27750 LINDSEY AVE. SUITE 100  
MISSION VIEJO, CA 92691  
949-348-6102

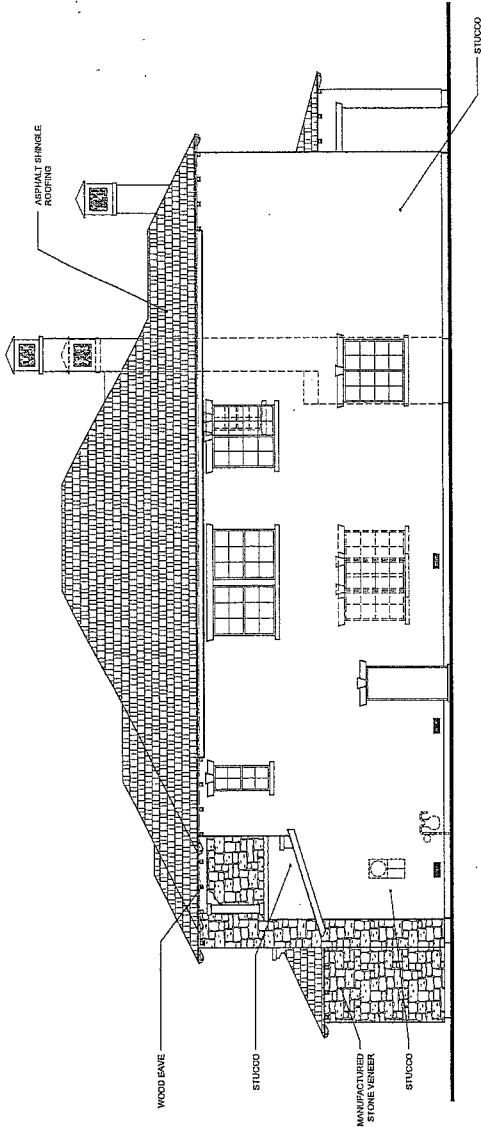
BRIGHTWATER / AZURENE

Huntington Beach, CA

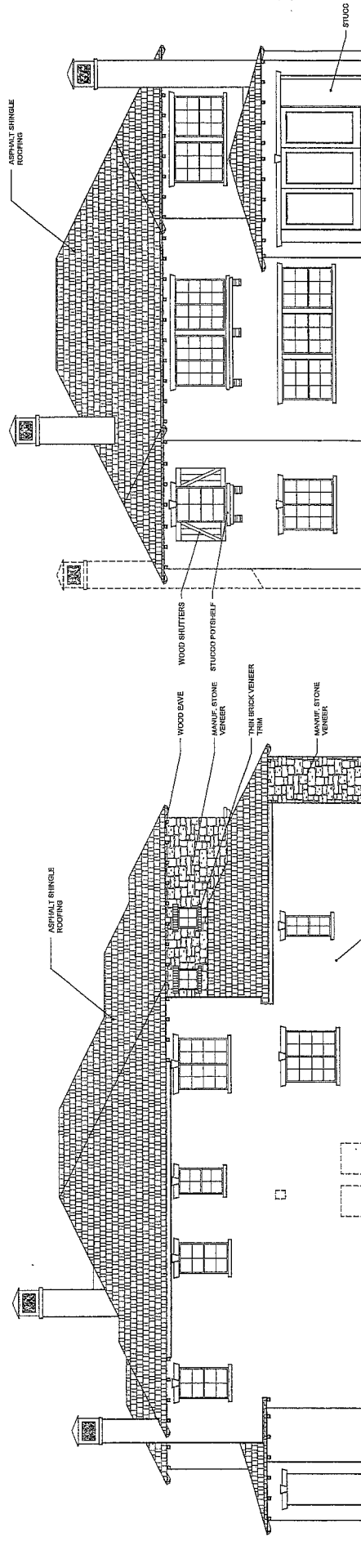


HANNOUCHE  
2932 261 12070  
PROJECT LOCATION: # 101114  
DATE: 03/14/14

MAR 14 2014



RIGHT SIDE ELEVATION  
PARCEL 3-C  
COTTAGE



LEFT SIDE ELEVATION  
PARCEL 3-C  
COTTAGE

REAR ELEVATION  
PARCEL 3-C  
COTTAGE

7C  
ELEVATIONS  
PARCEL 3-C



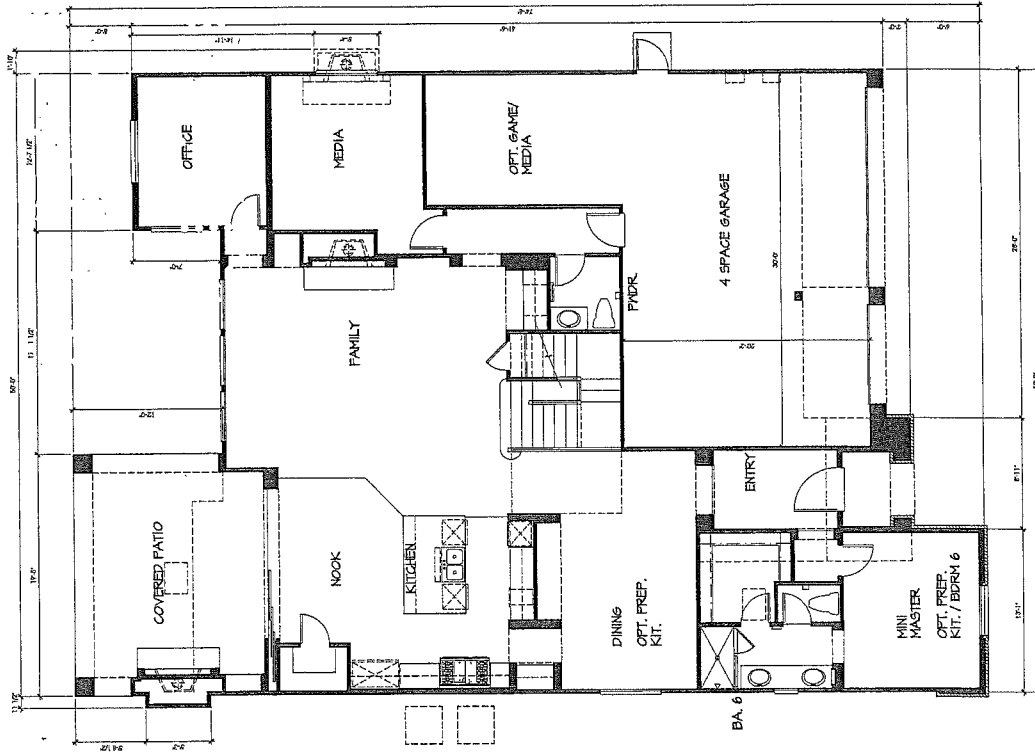
BRIGHTWATER / AZURENE

Huntington Beach, CA

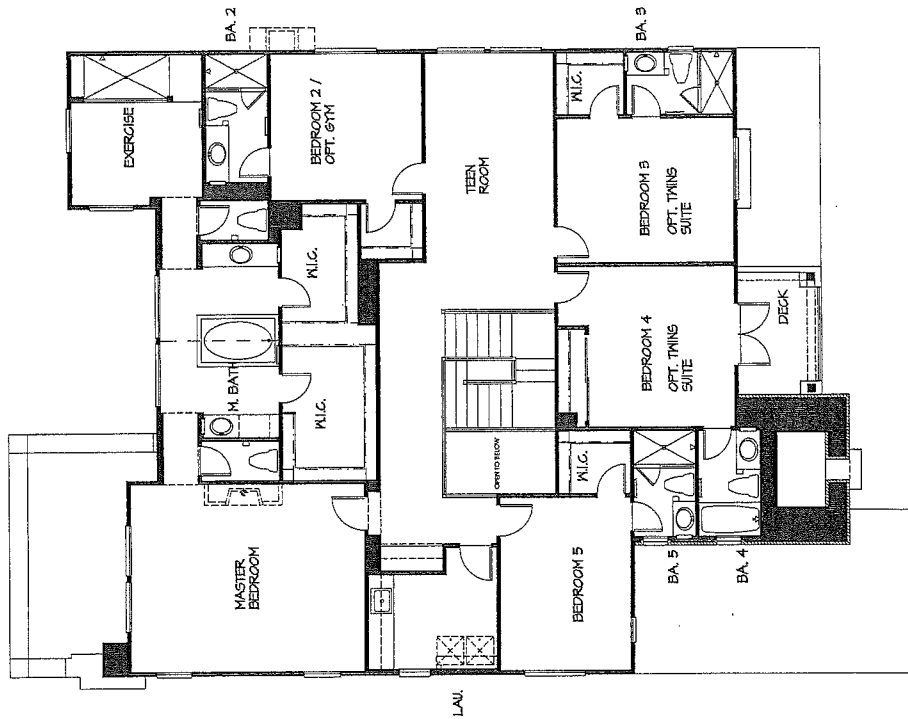
HANNIQUE  
ARCHITECTS  
3055 17TH STREET  
SUITE 200  
HUNTINGTON BEACH, CA 92648  
TEL: 949-414-1111  
WWW.HANNIQUEARCHITECTS.COM

WoodBridge Pacific Group, LLC  
27285 LAS RAMBLAS, STE #230  
MISSION VILLAGE, CA 91351  
TEL: 949-348-8162

MAR 14 2014



FIRST FLOOR PLAN  
2,009 S.F.  
4,320 S.F.



SECOND FLOOR PLAN  
2,311 S.F.

PLAN 7  
PARCELS 1-3-4-4-4

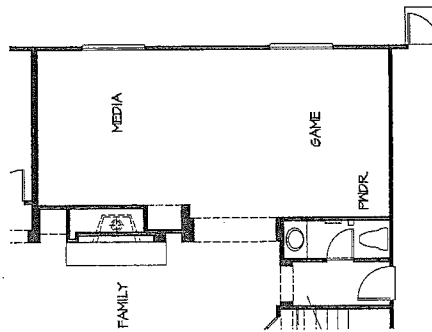
WOODBRIDGE PACIFIC GROUP, LLC  
27796 LAS RAMBLAS, STE #280  
MISSION VIEJO, CA 92691  
949-348-8162

BRIGHTWATER / AZURENE

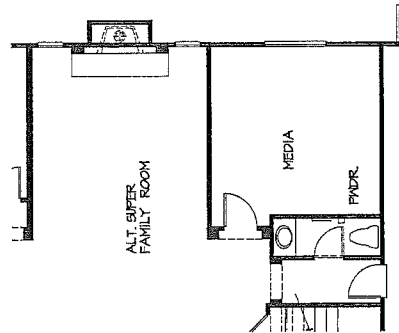
Huntington Beach, CA

HANNOUCHE  
ARCHITECTS  
4150 28th STREET  
SAN DIEGO, CA 92106  
619-581-2070  
WWW.HANNOUCHEARCHITECTS.COM

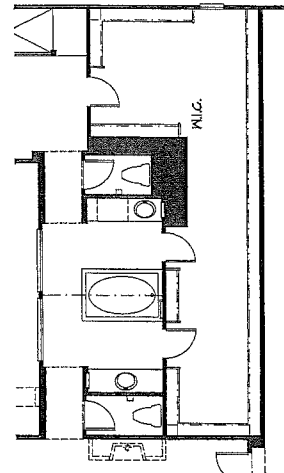
MAR 14 2014



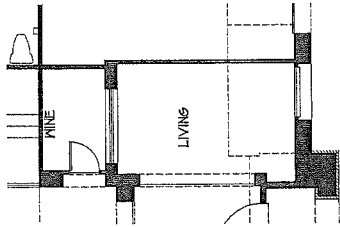
OPTIONAL MEDIA / GAME ROOM  
+238 SQ. FT.



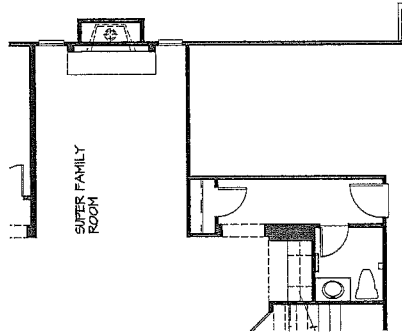
OPTIONAL ALT. SUPER FAMILY ROOM / MEDIA  
+230 SQ. FT.



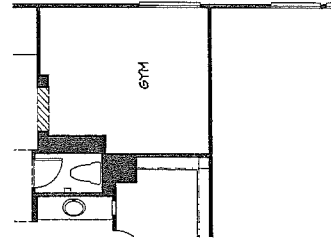
OPTIONAL MASTER CLOSET



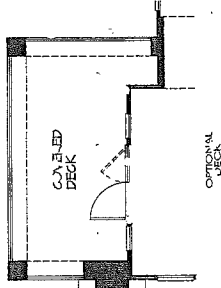
OPTIONAL LIVING / PDR  
+203 SQ. FT.



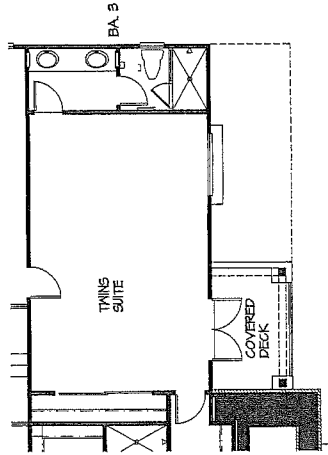
OPTIONAL SUPER FAMILY ROOM



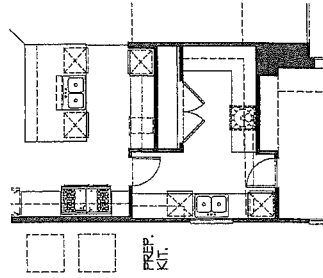
OPTIONAL GYM



OPTIONAL COVERED DECK



OPTIONAL TWINS SUITE



OPTIONAL PREP. KITCHEN

PLAN 7  
OPTIONS  
PARCELS 1-8-9  
444  
WoodBridge Pacific Group, LLC  
27285 LAS RAMBLAS, STE. 200  
MISSION VIELO, CA 92690  
949-346-8162

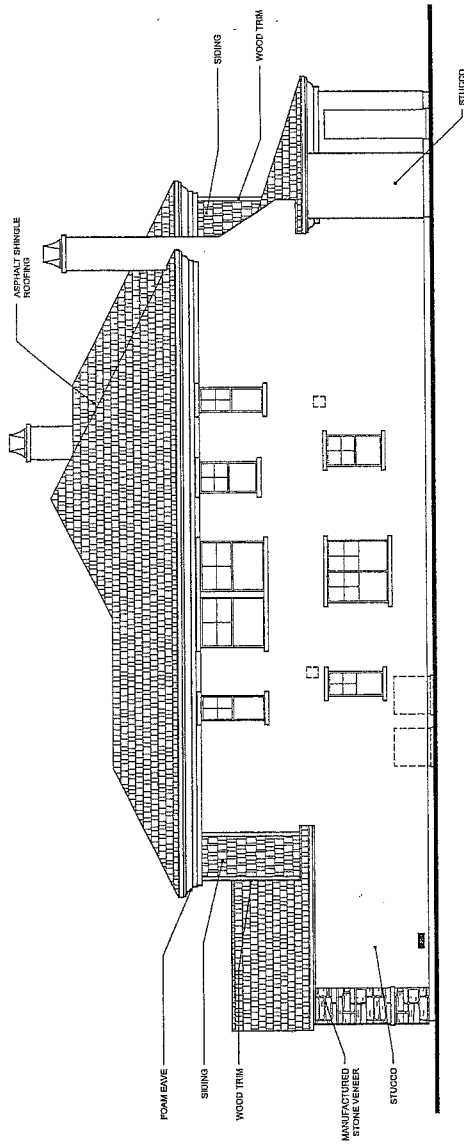
# BRIGHTWATER / AZURENE

Huntington Beach, CA

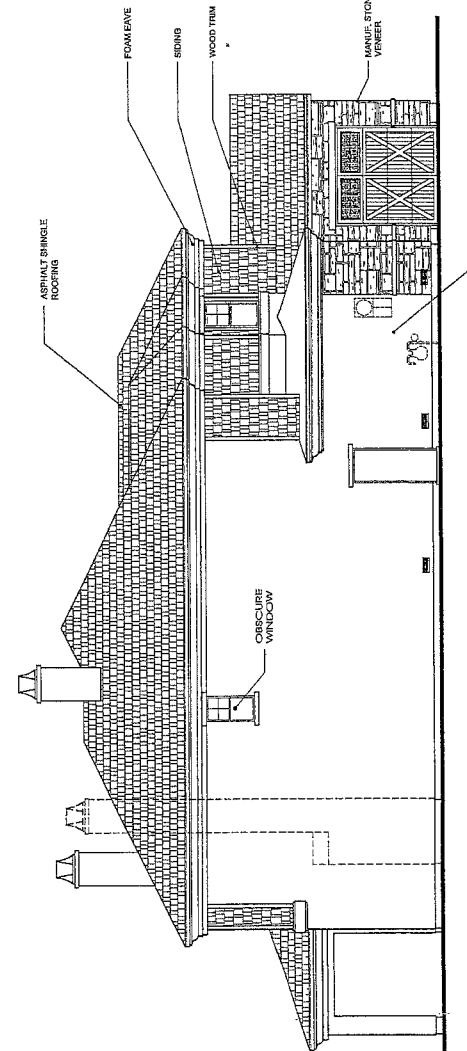
HANNOUCHE  
ARCHITECTS  
10000 WILSON BLVD., SUITE 100  
HUNTINGTON BEACH, CA 92646  
TEL: 949-411-1111

MAR 14 2014

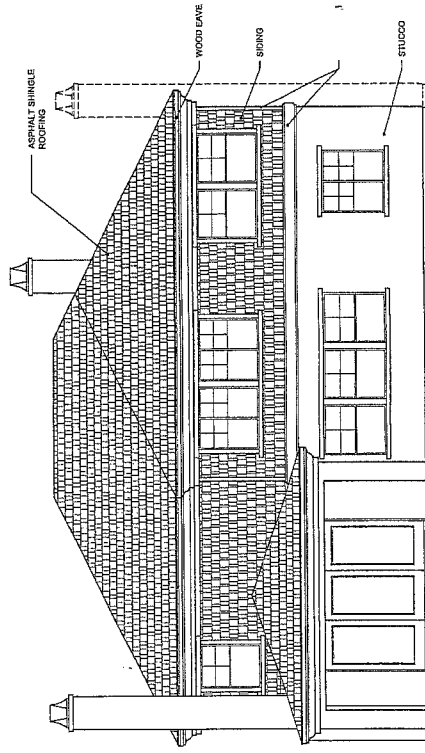




RIGHT SIDE ELEVATION  
PARCEL 2-5  
HAMPTON



LEFT SIDE ELEVATION  
PARCEL 2-5  
HAMPTON



REAR ELEVATION  
PARCEL 2-5  
HAMPTON

PLAN 6A  
ELEVATIONS  
PARCEL 2-5



BRIGHTWATER / AZURENE

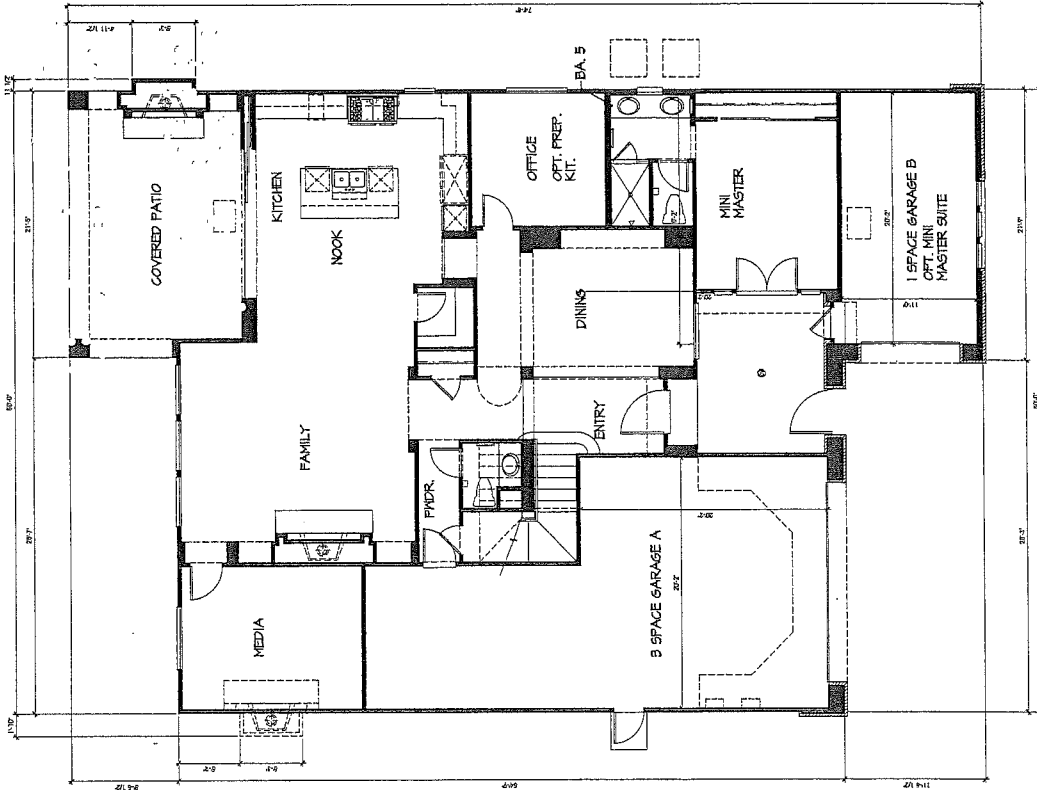
Huntington Beach, CA

WoodBridge Pacific Group, LLC  
27285 LAS RAMBLAS, STE #230  
MISSION VIEJO, CA 94937  
949-348-8152

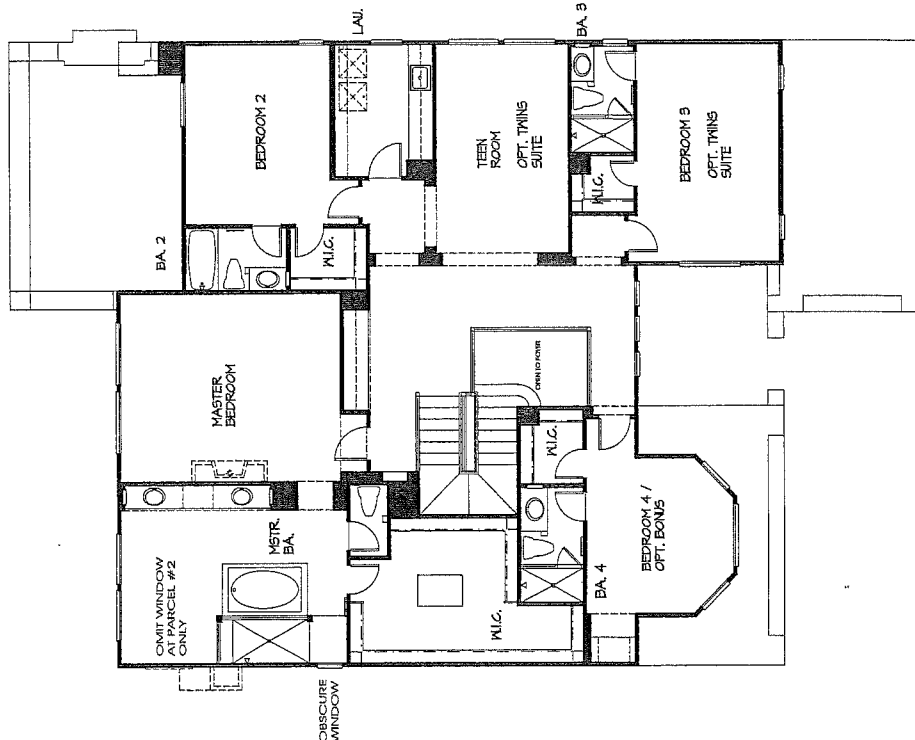


DESIGNED BY: HANNOUCHE ARCHITECTS  
DATE: 01/14/14  
PROJECT: PARCEL 2-5

MAR 14 2014



FIRST FLOOR PLAN  
1,804 SF.  
4,013 SF.



SECOND FLOOR PLAN  
2,509 SF.

PLAN 6A  
PARCEL # 5

WOODBRIDGE PACIFIC GROUP, LLC  
27255 RIVINGTON ROAD  
MUSCON WILCOX, CA 95021  
949-348-8162

BRIGHTWATER / AZURENE

Huntington Beach, CA

MAR 14 2014







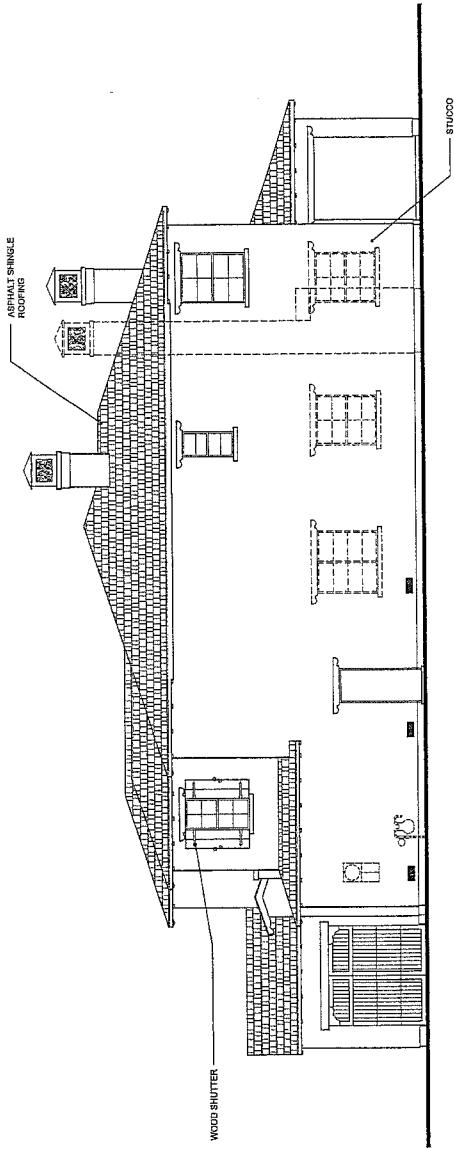
PLAN 6M  
FRONT ELEVATION  
PARCEL 47

BRIGHTWATER / AZURENE

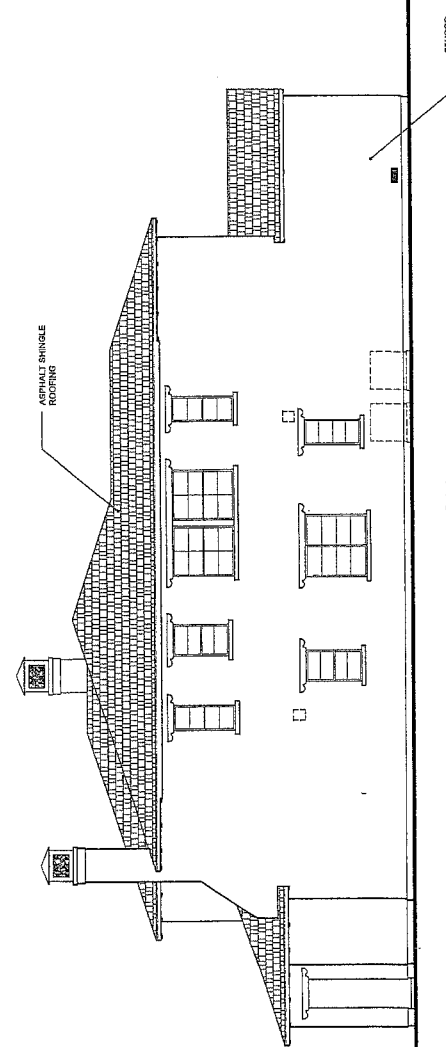
Huntington Beach, CA

**WoodBridge Pacific Group, LLC**  
27285 LAS RAMBLAS, STE #230  
MISSION VIEJO, CA 92691  
949-348-0162

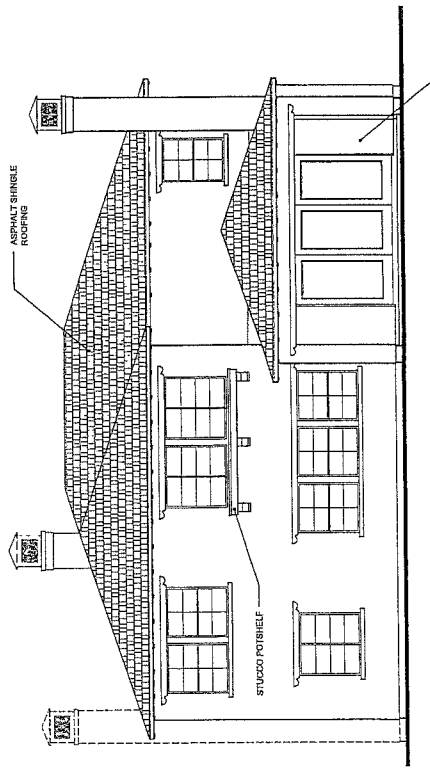
APR 14 2014



RIGHT SIDE ELEVATION  
PARCEL 4-7  
MONTEREY



LEFT SIDE ELEVATION  
PARCEL 4-7  
MONTEREY



REAR ELEVATION  
PARCEL 4-7  
MONTEREY

PLAN 6M  
ELEVATIONS  
PARCEL 4-7



BRIGHTWATER / AZURENE

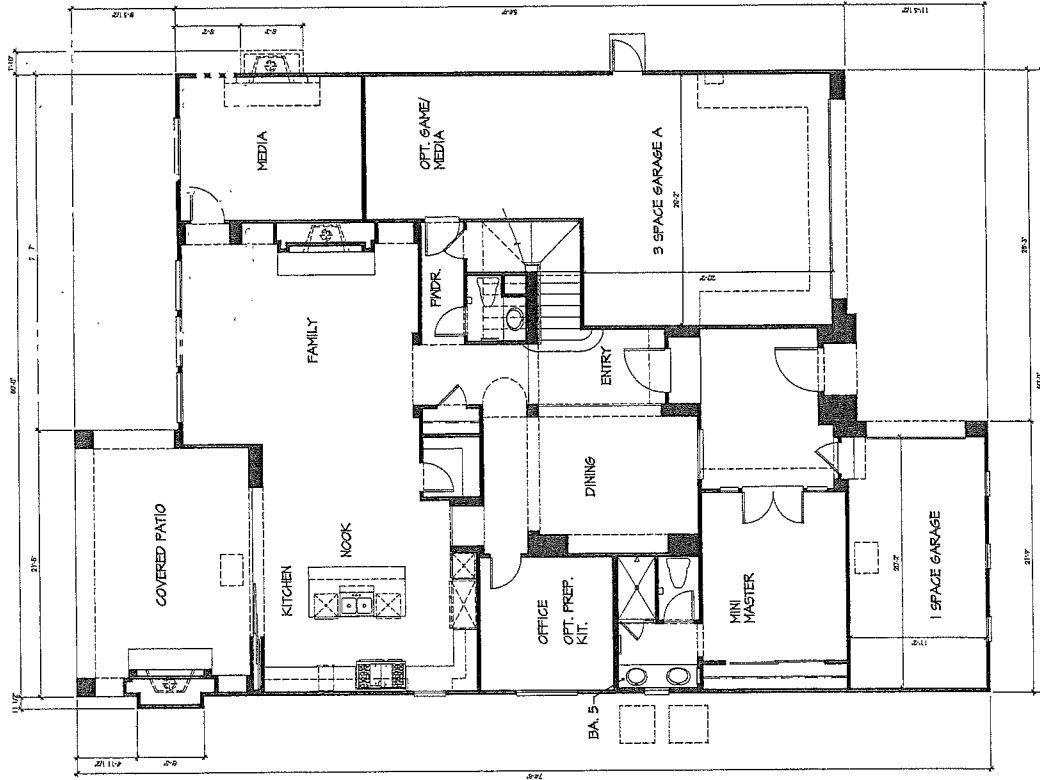
Huntington Beach, CA



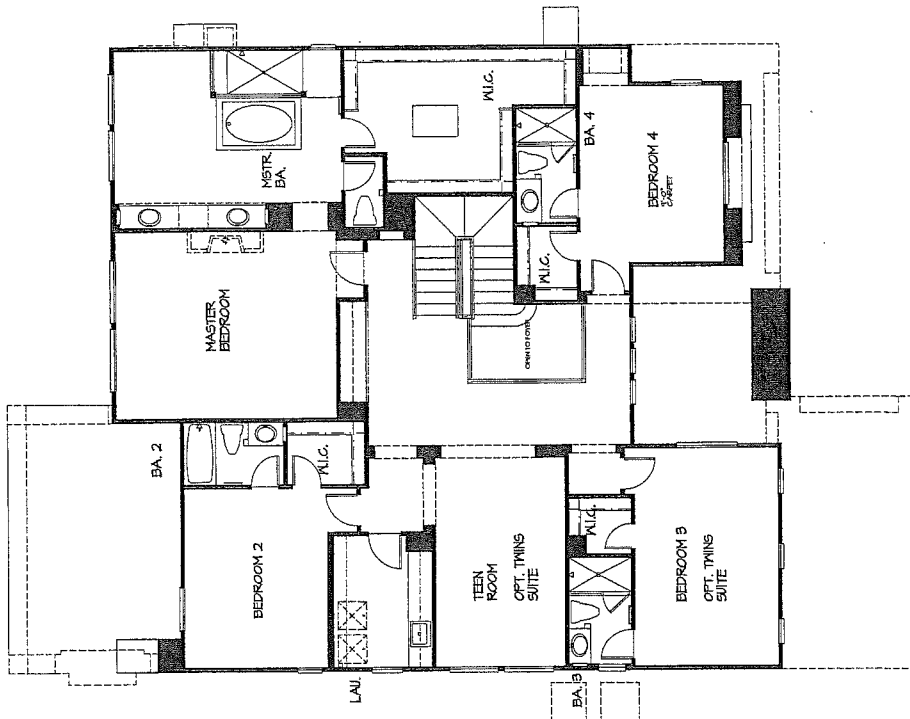
HANNOUCHE ARCHITECTS  
249.261.2070  
MONTEREY, CALIFORNIA 93940  
PROJECT NUMBER: 2014-01

WoodBridge Pacific Group, LLC  
27285 LAS RAMBLAS, STE #230  
MISSION VIEJO, CA 92691  
714-348-8102

MAR 14 2014



FIRST FLOOR PLAN  
1,804 SF.  
4,013 SF.



SECOND FLOOR PLAN  
2,209 SF.

PLAN 6M  
PARCEL # 7

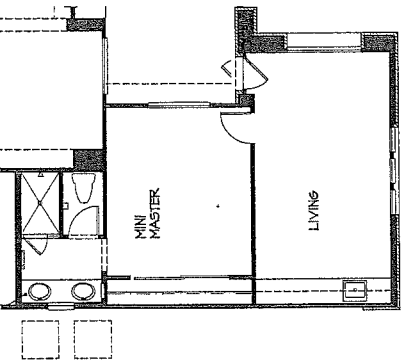
WOODBRIDGE PACIFIC GROUP, LLC  
27245 LAS RAMBLAS, STE #250  
MISSION VIEJO, CA 92691  
714-346-6102

BRIGHTWATER / AZURENE

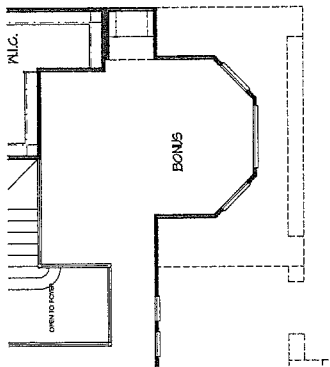
Huntington Beach, CA

HANNOUCHE  
ARCHITECTS  
949-261-2070  
MISSION VIEJO, CA 92691

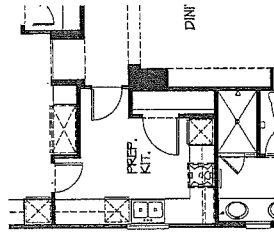
MAR 14 2014



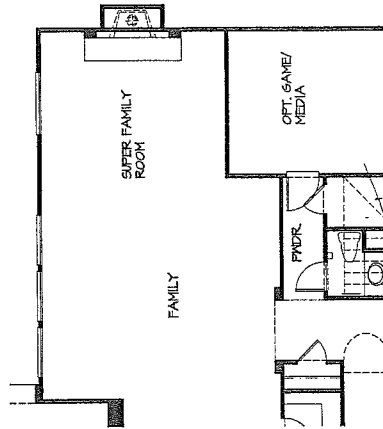
OPTIONAL  
MINI MASTER SUITE  
+ 242 SGL. FT.



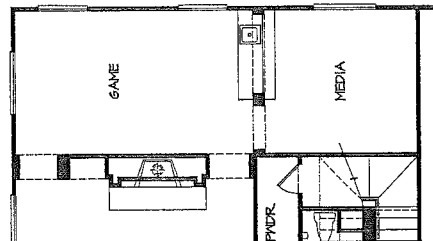
OPTIONAL  
BONUS ROOM



OPTIONAL  
PREP. KITCHEN

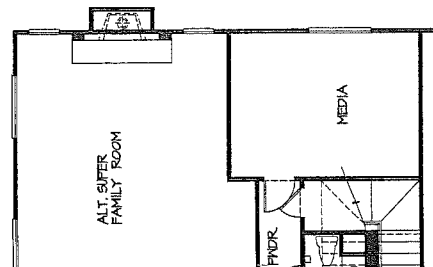


OPTIONAL  
SUPER FAMILY ROOM



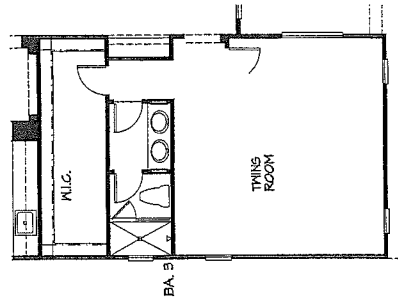
OPTIONAL  
GAME ROOM / MEDIA  
+ 209 SGL. FT.

OMIT AT PARCEL #2

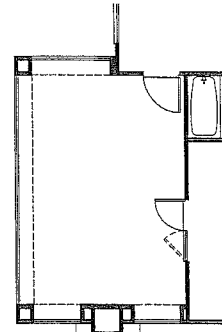


OPTIONAL  
ALT. SUPER FAMILY ROOM / MEDIA  
+ 209 SGL. FT.

OMIT AT PARCEL #2



OPTIONAL  
TWIN SUITE



# BRIGHTWATER / AZURENE

Huntington Beach, CA

PLAN 6  
OPTIONS  
PARCELS 2-8-4-547

WoodBridge Pacific Group, LLC  
27200 LAS BAMBAS, STE. #200  
MISSION VIELO, CA 92691  
949-348-8162



MAR 14 2014